

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Access and Support Homeownershi	Affordable Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	10	19	0.00%
Affordable Housing Supply Homeownership/Rehab	Affordable Housing	HOME: \$93,176	Homeowner Housing Added	Household Housing Unit	70	0	0.00%	14	0	0.00%
Affordable Housing Supply Homeownership/Rehab	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	25	0.00%	0	5	0.00%
Decent Affordable Housing	Affordable Housing	CDBG: \$ HOME:	Rental units rehabilitated	Household Housing Unit	0	0	0.00%	25	0	0.00%

Decent Affordable Housing	Affordable Housing	CDBG: \$424,848.00 HOME: \$165,879.00	Homeowner Housing Rehabilitated	Household Housing Unit	42	0	0.00%	25	25	0.00%
Decent Housing - Rental Housing	Affordable Housing	HOME: \$200,000.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	39	0	0.00%		74	0.00%
Decent Housing-Homeless Prevention	Homeless	CDBG: \$73,832.00 ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	47000	0	0.00%		95	
Decent Housing-Homeless Prevention	Homeless	CDBG: \$ ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0			0	0.00%
Decent Housing-Homeless Prevention	Homeless	CDBG: \$ ESG: \$149,475.00	Homelessness Prevention	Persons Assisted	1018	0	0.00%		499	0.00%
Expand Economic Opportunities-Jobs	Non-Housing Community Development	CDBG: \$50,000	Jobs created/retained	Jobs	15	0	0.00%			0.00%
Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$102,402	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1875	0	0.00%	1875	0	0.00%

Planning and Program Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$395,821.00 HOME: \$62,117.00 ESG: \$22,421.00	Other	Other	11	0	0.00%	11		0.00%
Suitable Living Environment-Facility/Infrastructur	Non-Housing Community Development	CDBG: \$801,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	56168	0	0.00%	56168	0	0.00%
Suitable Living Environment - Demolition	Non-Housing Community Development	CDBG: \$40,000.00	Buildings Demolished	Buildings	0	0				0.0%
Suitable Living Environment - Demolition	Non-Housing Community Development	CDBG: \$22,575	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	4	0	0.00%	5	2	
Suitable Living Environment - Youth Services	Non-Housing Community Development	CDBG: \$91,203	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	650	0	0.00%	650	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Housing and Community Development Department is responsible for administering and implementing the County's CDBG program. The annual block grant allocation of the county is divided between unincorporated Fulton County and eleven (11) municipalities outside the City of Atlanta, City of Sandy Springs, and City of Roswell on a formula that provides a split of approximately 70% and 30% respectively. The County implements and monitors compliance for the entire program, which encompasses the activities sub-granted to the municipalities and selected non-profits. The block grant funding is used for: (1) improving existing public infrastructure and construction of new projects including parks and recreation development, storm drainage and sewer system construction, street and sidewalk improvement, community meeting facilities improvement, and handicap access facilities; (2) increasing economic activities in the county by supporting programs which empower and train low income citizens to increase their access to employment and advancement opportunities; and (3) promoting the preservation a quality housing stock through the rehabilitation of single family units, and encouraging the implementation of fair housing regulations.

Fulton County's CDBG program assisted citizens within municipalities and through non-profits entities. The assistance provided was in compliance with HUD's three basic objectives of providing decent housing, a suitable living environment and economic opportunity of low-to moderate-income residents within Fulton County. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low-and moderate-income persons.

Response:

Priority #1: Homelessness

Projects and services designed to assist the homeless with funds from the CDBG and ESG Programs, and other funding.

- \$20,000 in CDBG funding was spent for homeless youth male shelter services, and the number of persons assisted was ninety-five (95). An additional \$9,632 in CDBG funding was spent for Homeless Prevention activities, thirty (30) individuals were served.
- ESG funding in the amount \$74,046.50 was spent on Homeless Prevention activities, \$76,240.45 was spent on rapid rehousing activities, and \$100,000 was expended on Emergency Shelter activities.
- Supportive Housing Program grant funds were used in the amount of \$361,780.00, along with a match of \$369,093.00 were to provide emergency shelter/transitional housing for a total of 56 households. The average number of individuals served each night was thirth-one (31).

Priority #2: Affordable Housing

Affordable housing activities and services funded by the CDBG Program, HOME Program, and other funding sources.

HOME is the second largest Federal block grant to State and local governments and its flexibility empowers numerous jurisdictions across the nation such as Fulton County to design and implement strategies tailored to their own housing needs and priorities. Moreover, HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.

Housing Rehabilitation Deferred Payment Loan Program: This program assists low to moderate income Fulton County residents make needed home improvements for the correction of health, safety code violations through Deferred Payment Loans (DPL).

Rehabilitation Cost

Funds expended for the Housing Rehabilitation Program in program year 2015 totaled \$303,581.25 for 5 loans, however, no draws were completed during the program year. The average assistance totaled \$60,716.25 per rehabilitation project. The projects addressed housing concerns and building code violations related to roofing, electrical, plumbing, heating and air ventilation deficiencies. The rehabilitation efforts resulted in an economic boost for local MBE construction companies.

Tenant Based Rental Assistance (TBRA): Fulton County Housing and Community Development Division partners annually with the Housing Authority of Fulton County (HAFC) to provide rental assistance for low and extremely low households. The \$180,000 contract was amended to \$1,296,000, and extended to December 2016, to support the housing authority's vision to make quality affordable housing an engine for change in the County. The HAFC serves as a Fulton County subrecipient to provide temporary rental assistance to eligible families who are on the Housing Authority's Housing Choice Voucher (HCV former Section 8) program or require immediate rental assistance due to mitigate an emergency situation. During this past year, the HAFC reported that initiatives to increase home buying activity were continued. The HAFC encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. The HAFC works to increase assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential landlords and implementing homeownership programs. HAFC promotes homeownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.

CHDO/Rental Development: The Development Programs administer funding to qualified agencies to assist with the development of affordable rental properties through acquisition and rehabilitation activities. On-going compliance is being provided to several properties during the affordability period. During this reporting year, 1 award was provided to a Non-Profit Entity – Atlanta Habitat that is providing a lease to purchase program. The homes were built to energy efficiency standards. Atlanta Habitat homes are built with volunteer labor, a professional house-leader and long-time volunteer skilled supervisors. Upon completion of an Atlanta Habitat home, the homebuyer applicant families move into their homes for a two-year lease purchase period. In this period, the homebuyer applicant is required to make

timely monthly occupancy fee payments on the home. The overall qualification process helps fully prepare the applicant to be a long-term successful homeowner. Upon successful completion of the lease purchase period, the applicant closes on the home with a no interest mortgage. The Atlanta Habitat will use HOME funds to provide down payment and closing cost assistance along with any eligible HOME soft cost to low and very low-income homebuyers in designated areas of Fulton County. With HOME funds from Fulton County, Atlanta Habitat can offer the same affordable homeownership opportunities to working families in Fulton County for whom traditional financing options are not available. The primary beneficiaries of this project will be first time homebuyers and their families, who have low or very low income based on the current Area Median Income (AMI) in the Atlanta Metropolitan Area. Atlanta Habitat serves families who earn less than 80% of the AMI and is the only provider of 0% interest mortgage loans to families in Fulton County's designated jurisdictional area which does not include the City of Atlanta, Roswell and Sandy Springs. Housing will be located in scattered site locations in South Fulton County.

Home Ownership Program (HOP): This program assisted approved homebuyers with a deferred payment soft second mortgage loan for down payment assistance and closing cost. Fulton County directly administers the program through a network of participating lenders, who are responsible for originating, underwriting, closing, and funding mortgage loans. Applications are reviewed following standard insuring underwriting criteria, and Fulton County compliance guidelines based on HOME regulations found at 24 CFR Part 92. Funds are reserved on a first-come, first-served basis, and all HOP borrowers must complete a pre purchase home ownership counseling workshop or individual counseling. Post Counseling may be required. Housing counseling activities must be facilitated by a HUD approved counseling agency.

a. Eligibility Criteria:

- i. The home to be purchased must be located in Fulton County outside of the city limits of Atlanta, Roswell, Sandy Springs, and Johns Creek.
- ii. The maximum purchase price of existing homes cannot exceed \$124,000 for existing homes and \$196,000 for new constructions
- iii. Annual household income must not exceed the limits based upon family size as established by the U. S. Department of Housing and Urban Development (HUD) for metro Atlanta and adjusted annually.
- iv. The homebuyer must have completed a pre-purchase housing counseling class from a HUD-approved housing counseling agency within the last year. A certificate of completion will be maintained in the project file.
- v. A potential buyer must apply for their mortgage through one of the program's participating lenders for pre-qualification and to begin the mortgage loan process for the first mortgage financing.
- vi. Potential homebuyers must be a first time homebuyer or have not purchased a home within the past three years.
- vii. Property must meet home inspections requirements.

HOP Funding Availability

There were nineteen (19) loans totaling \$64,655 with draw completions/expended in IDIS. Nineteen beneficiaries benefitted from HOP Down payment assistance during the program year.

SINGLE FAMILY HOUSING REHABILITATION				
Projects		Total Expenditures 2015	Total Households	Total Beneficiaries
Fulton County Housing Rehabilitation Program	2014 CDBG Program Funds	\$73,761.00	9 homes	20 people
Fulton County Housing Rehabilitation Program	2015 CDBG Program Funds	\$158,171.00	16 homes	20 people
Fulton County Housing Rehabilitation Program	Project Delivery / Staffing	\$116,043.97	(project delivery)	
Fulton County Housing Rehabilitation Program	2015 HOME Deferred Payment Loan (DPL) Funds	\$0	5 homes	8 people
SINGLE FAMILY HOUSING REHABILITATION TOTAL		\$347,975.97	30 homes	48 people

PUBLIC HOUSING OBJECTIVE			
	Projects	2015 Expenditure	Actual 2015 Accomplishment
1	Public Housing Operating Fund and Capital Funds (HAFC)	\$1,174,596.00	109Units
2	FSS Coordinator (HAFC)	\$ 46,563.00	Family self-sufficiency services to 1,951HCV and TBRA clients
PUBLIC HOUSING TOTAL		\$1,221,159.00	109 Units-Family self-sufficiency services 1,943 HCV and TBRA clients

RENTAL ASSISTANCE OBJECTIVE			
	Projects	2015 Expenditure	Actual 2015 Accomplishment
1	Tenant-Based Rental Assistance (HOME)	\$180,000.00	74 Households
2	Section 8 Tenant Based Assistance (HAFC – Other Federal Funds)	\$6,104,576.00	1,943 Households
RENTAL ASSISTANCE TOTAL		\$6,284,576.00	1,943 Households 109 Units 717 Clients
DOWN PAYMENT ASSISTANCE OBJECTIVE			
	Projects	2015 Expenditure	Actual 2015 Accomplishment
1	Home Ownership Assistance Program (HOME)	\$64,655.59	19 Households
	DOWN PAYMENT ASSISTANCE TOTAL	\$64,655.59	19 Households

CODE OF ENFORCEMENT		Total Expenditures in 2015	Total Households
Fulton County Police Department: Code Enforcement	Demolition of 1475 Elva Drive	\$6,300.00	1
Fulton County Police Department: Code Enforcement	Demolition of 5500 Morning Creek Circle	\$16,275.00	1
CODE ENFORCEMENT TOTAL		\$22,575.00	2

The total 2015 Affordable Housing Funds expended \$7,940,941.56 resulting in the following accomplishments:

- **30** single-family, owner occupied homes rehabilitated
- **1,943** Households provided rental assistance
- **109** units of rehab, operating expense and capital improvements
- **306** Family self-sufficiency services provided to approximately.
- **717** HCV and TBRA clients
- **19** households were provided down payment assistance

The Office of Grants and Community Partnerships offered the following:

- Human Services Grant dollars allocated \$1,469,000 to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence.

Priority #3: Non-Housing Community Development

Projects and services permitted by the Public Facilities, Public Services and Economic Development activities funded through the CDBG Program and other funds.

<u>Public Service</u>	<u>2015 Expenditure</u>	<u>ACTUAL Benefits</u>
Atlanta Legal Aid Society	\$0.00	157 People
Metro Fair Housing: Joint Venture in Fair Housing Program	\$0.00	391 People
Young Adult Guidance Center (Y.A.G.C)	\$0.00	95 People
Drake House	\$0.00	25 People
Drake House-John's Creek	\$0.00	5 People
North Fulton Community Charities	\$0.00	945 People
North Fulton Community Charities- Johns Creek	\$0.00	254 People

Senior Services of North Fulton	\$0.00	51 People
Senior Services of North Fulton-John's Creek	\$0.00	19 People
YMCA-ED Isakson	\$0.00	100 People
Africa's Children's Fund	\$0.00	86 People
Andrew & Walter Young Family YMCA	\$0.00	107 People
In His GREAT Name Ministry, Inc.	\$0.00	75 People
<u>Public Infrastructure Public Facility</u>	<u>2015 Expenditure</u>	<u>ACTUAL Benefits</u>
Chattahoochee Hill – FY 12/13/14	\$97,627.97	6,306 People
College Park – FY 13/14	\$116,988.15	6,071 People
East Point – FY 13/14	\$0.00	31,653 People
Fairburn – FY 14	\$0.00	13,693 People
Hapeville – FY 12/13/14	\$0.00	6,373 People
Mountain Park – FY 08/11/12/13/14	\$182,491.97	572 People
Palmetto – FY 13/14	\$0.00	4,488 People
Union City – FY 14	\$72,803.46	1,277 People

The Office of Grants and Community Partnerships offered the following:

- Human Services Grant dollars allocated \$216,000 to ensure every person living or working in Fulton County possesses the skills and knowledge necessary for employment that allows self-sufficiency.
- Human Services Grant dollars allocated \$1,073,000 to ensure Fulton County youth from birth to young adulthood experience healthy growth, positive development and are prepared to achieve their full potential.

Priority #4: Special Needs/Non-Homeless

Projects and services that assist special needs populations (elderly, frail elderly, disabled, HIV/AIDS, etc.) with funds from other Federal sources.

Assisting Other Special Need Households

Most of the County's Grant programs do not dedicate a set amount of funding to target special need populations; however, these citizens were eligible and were encouraged to reside in HOME and NSP funded projects, and benefit from both ESG and CDBG initiatives and services. While not solely dedicated to assisting special need households, many of our Fulton County Government programs, services or activities may assist individuals or households that include an individual who is elderly or has a disability along with those who have a household member who is disabled. The County administered several programs during 2015 to benefit special need households. Accessible, available, and affordable housing is the key to independence and the participation of County residents with disabilities in the life of their communities. Throughout this fiscal year, the County continued to expand opportunities in this area using funding beyond the scope of the three HUD formula programs covered by the Consolidated Plan.

SPECIAL NEEDS/NON-HOMELESS OBJECTIVE			
	Projects	2015 Expenditure	Actual 2015 Accomplishment
1	TBRA	\$0	22 People
SPECIAL NEEDS/NON-HOMELESS TOTAL		\$0	22 People

The Office of Grants and Community Partnerships offered the following:

- Human Services Grant dollars allocated \$137,000 of Human Services Grant dollars to ensure Fulton County Seniors age 55 and older experience optimal health and are able to function independently for as long as possible. The number of people served total 540.
- Human Services Grant dollars allocated \$241,000 to ensure persons of all ages living with disabilities in Fulton County were able to experience an optimal quality of life and have access to equal opportunities as persons living without disabilities. The number of people served total 708.
- Human Services Grant dollars allocated \$216,000 to assist individuals with finding employment. The total number of people served was 194.
- Human Services Grant dollars allocated \$467,000 to ensure people of all ages in Fulton County engage in behaviors that prevent or minimize the risk of contracting or spreading HIV, and those already living with AIDS are assured safety, emotional support and necessary medical care. The number of people served total 1,213.

Workforce Development Division

The Workforce Development Division maintained a continuum of services to address the needs of Fulton County job seekers and metropolitan Atlanta area employers. One of the services is specifically for those individuals with a disability.

Disability Services: Program services for customers with disability include: Full Service Resource Room, Paid/ Non Paid Work Evaluation, Career Scope-Interest and Aptitude Assessment, Occupational Assessments, Free Vocational Skills Training, Typing Skill Enhancement, Workshops, Referrals to Vocational Rehabilitation Services, Referrals to the School of Adaptive Computer Training, and Referrals to the Department of Labor.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	785	1	481
Black or African American	1409	97	1265
Asian	26	0	11
American Indian or American Native	12	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	2232	98	1757
Hispanic	342	0	123
Not Hispanic	1890	98	1634

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 above reflects the demographic profile of the beneficiaries assisted by the CDBG, HOME, and ESG programs. The numbers above closely mirror the population in the particular communities served by the programs listed above.

Community Development Block Grant (CDBG)

The Housing and Community Development Department is responsible for administering and implementing the County's CDBG program. The annual block grant allocation of the county is divided between unincorporated Fulton County and eleven (11) municipalities outside the City of Atlanta, City of Sandy Springs, and City of Roswell on a formula that provides a split of approximately 70% and 30% respectively. The County implements and monitors compliance for the entire program, which encompasses the activities sub-granted to the municipalities and selected non-profits. The block grant funding is used for: (1) improving existing public infrastructure and construction of new projects including parks and recreation development, storm drainage and sewer system construction, street and sidewalk improvement, community meeting facilities improvement, and handicap access facilities; (2) increasing economic activities in the county by supporting programs which empower and train low income citizens to increase their access to employment and advancement opportunities; and (3) promoting the preservation of a quality housing stock through the rehabilitation of single family units, and encouraging the implementation of fair housing regulations.

Fulton County's **CDBG** program assisted citizens within municipalities and through non-profit entities. The assistance provided was in compliance with HUD's three basic objectives of providing decent housing, a suitable living environment and economic opportunity of low- to moderate-income residents within Fulton County. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low- and moderate-income persons.

HOME Investment Partnership (HOME)

The HOME program is designed to strengthen public-private partnerships to provide more affordable housing. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between State and local governments and private and nonprofit organizations to strengthen their capacity to meet the housing needs of low, very low, and extremely low income Georgians. Generally, the HOME program has three main purposes:

- (1) To expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing for extremely low and low income Americans;
- (2) To mobilize and strengthen the abilities of states and units of general local government throughout the United States to design and implement strategies to achieve an adequate supply of decent, safe, sanitary, and affordable housing; and,
- (3) To provide participating jurisdictions, on a coordinated basis, with various forms of federal housing assistance, including capital investment, mortgage investment, rental assistance, and other needed federal assistance.

HUD regulations allow the HOME program to serve a variety of activities such as owner-occupied housing assistance, home buyer assistance, tenant-based rental assistance, and rental housing development assistance. Fulton County Housing and Community Development provide a variety of programs to address these main purposes.

Fulton County is one of the thirteen participating jurisdictions in Georgia that received an annual formula allocation of federal HOME funds directly from HUD. Fulton County received \$621,172 in 2015 Federal Year HOME funds during this reporting period.

Emergency Solutions (formerly "Shelter") Grant Program (ESG)

The ESG is designed to improve the access to quality housing and supportive services for individuals and families who experience or are at risk of homelessness. Specifically, the objectives of the program are as follows:

1. Engage homeless individuals and families living on the street;
2. Improve the number and quality of emergency shelters for homeless individuals and families;
2. Help operate these shelters;
3. Provide essential services to shelter residents,
4. Rapidly re-house homeless individuals and families, and
5. Prevent families/individuals from becoming homeless.

In order to achieve the goals of the program, Fulton County provided the following eligible activities for homeless head of households women with children, families, unattached women and men, and youth through North Fulton Community Charities, Inc., LIFT CDC, Inc., and the Salvation Army, Inc., facilities:

1. Case Management Services;
2. Supportive Services (clothing, transportation assistance, referrals for medical care, vocational upgrade and job assistance);
3. Homeless Prevention and Rapid Re-housing (rental/utility assistance, rental/utility deposits, furniture and household items).
4. Rapidly re-house homeless individuals and families, and
5. Prevent families/individuals from becoming homeless.

A much more detailed description of the demographics is give below in Section CR-15.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-federal	\$1,979,106	\$979,632.88
HOME	Public-federal	\$621,172	\$244,655.59
ESG	Public-federal	\$149,475	\$270,773.00

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100%	100%	All funds were expended countywide.

Table 4 – Identify the geographic distribution and location of investments

Narrative

During 2015, Fulton County received its allocation in the amount of \$2,749,753 of federal fiscal year consolidated formula funds; however, funds awarded or loan commitments made during this program year may have utilized funds from previous federal funding years and program income.

NAME	CDBG	HOME	ESG	TOTAL 2014
FULTON COUNTY	\$1,979,106	\$621,172	\$149,475	\$2,749,753

In addition to the three federal programs covered by the Consolidated Plan funds, this CAPER reports on the progress of the Neighborhood Stabilization Program (NSP-1) funds authorized by Division B, Title III of the Housing and Economic Recovery Act of 2008 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes (NSP- 1) and under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010 (NSP-3) (Pub. L. 111-203, approved July 21, 2010) for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties.

Demographic Distribution



Fulton County Demographic Profile. Data was obtained from the U.S. Census Bureau. The eleven (11) cities in Fulton County's jurisdiction to which services and program funding were provided include: Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, and Union City. Services and program funding were also provided to unincorporated Fulton County. The cities of Sandy Springs, Roswell and Atlanta all receive entitlement funding directly from HUD.

Geographic Distribution of Assistance and Investments

Fulton County is one of the five core counties of the [Atlanta metropolitan area](#) and the most populous county in the state of Georgia. The County population in 2012 was 977,773, and it is 99% urban and 1% rural. The median household income is \$56,857. The [per capita income](#) for the county between 2009-2013 was \$36,757. About 18.2% of the Georgia's population was below the [poverty line](#) based on 2009-2013 figures with Fulton County slightly below those figures reflecting 17.6% (6.7% for White Non-Hispanic residents, 26.5% for Black residents, Source: http://www.city-data.com/county/Fulton_County-GA.html#ixzz40X6Ezrsp).

Population

Georgia population growth is among the most rapid in the nation. Georgia ranked as the ninth most populous state in the United States. ¹According to U.S. Census quick facts 2014 estimates data revealed that Georgia had over 10 million residents. The metro Atlanta area has the vast majority of Georgia's population. Fulton has nearly 10% of this population with 984,293 residents which is a slight increase from 2010 data of 920,583 Fulton County residents or 6.9%. The racial makeup of the county was 47% [White](#), 44.4% [Black or African American](#), 0.3% [Native American](#), 6.3% [Asian](#), 0.1% [Pacific Islander](#), 7.7% of the population were [Hispanic or Latino](#) of any race and 1.9% of person reporting two or more races. Females made up 51.3% of the residence and the elderly at 10.1%.

Note: Population statistics for Fulton County is inclusive of data from Cities that are outside of Fulton County jurisdiction. Those Cities include Atlanta, Johns Creek, Roswell, and Sandy Spring. The City of Atlanta is located in two counties: a small portion of the city (10%) is in DeKalb and 90% is located within Fulton. Additionally, unincorporated Fulton County data is not separate from the City of Atlanta. These and additional demographic data are the foundation for the establishment of needs and priorities for those who benefit from the funds made available annually to Fulton County through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs.

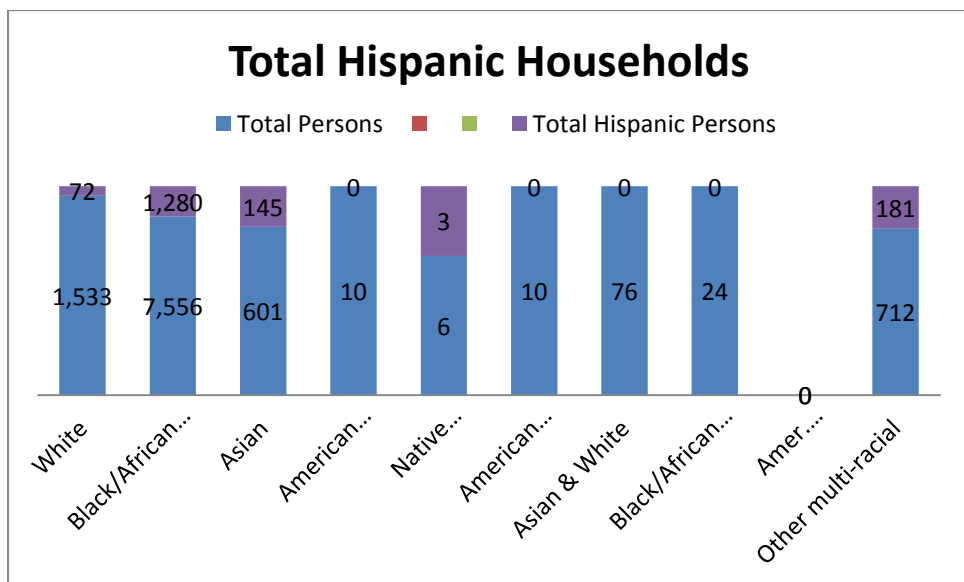
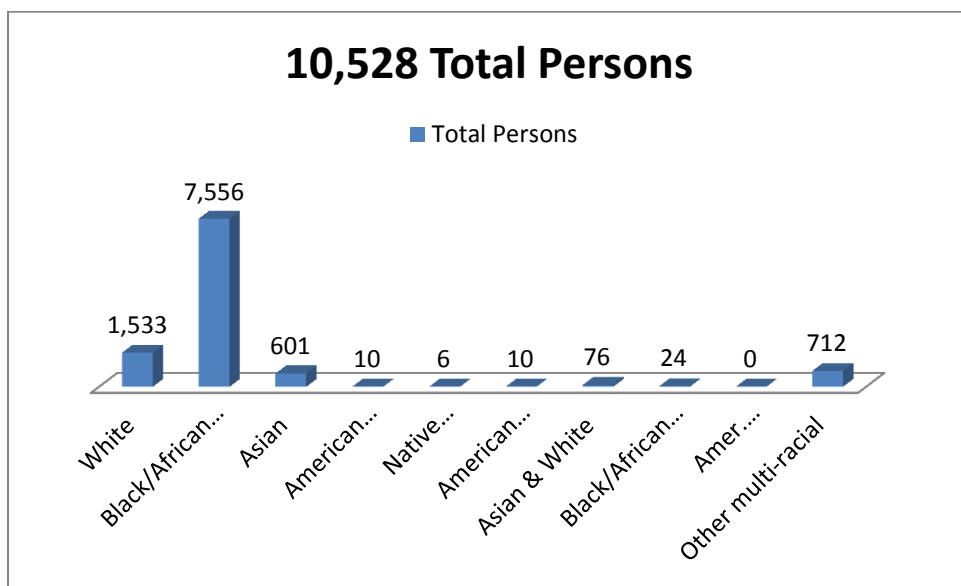
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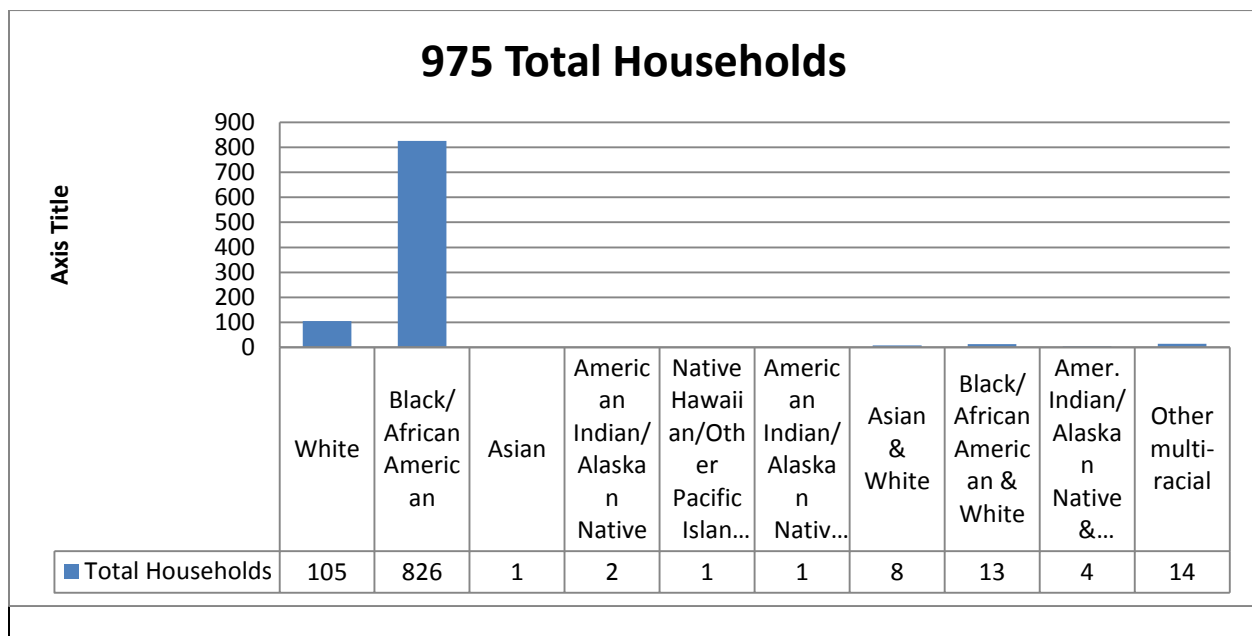
These ten below Cities each are eligible and may apply to receive services and program funding from Fulton County. Attached is an excel spreadsheet reflecting the demographic data. As noted on below charts, Fulton County HCD programs are serving 42% White, 54% Black/African Americans, 24% of Hispanic or Latino origin persons, 2.8% of person selecting more than one race, nearly 1% of Asians and less than 1% of American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander. Fulton County's funds are not targeted to any particular area within the county's jurisdiction however; eligibility is based on serving low to moderate income citizens for all of the federal funded program activities. These activities are determined

¹ U. S. Census Bureau Data/QuickFacts . <http://quickfacts.census.gov>

based upon the location within Fulton County and outside the municipal city limits of Atlanta, Sandy Springs, Roswell and Johns Creek.

The County continues to actively work on outreach to those populations who typically do not apply for county services and/or programs. Fulton County is dedicated to the objective of promoting fair housing choice in an affirmative manner. This commitment is evidenced through the establishment of policies, and the evaluation of current procedures and practices. HCD will continue to review and if necessary revise its housing programs to facilitate access to available funds and provide training and technical assistance programs to recipients of grant funds.





In reviewing the data of the clients served for the Fulton County Programmatic Jurisdiction the following should be noted according to the table below:

- In our programmatic jurisdiction the majority of the population is Black and the populations of White, Asian, American Indian, and Native Hawaiian/Pacific Islander are all minority groups in our area.
- The percent difference of the people that we served vs. the actual populations in these categories in a majority of cases is actually within a margin of 5% (positive or negative) which seems to be within reasonable margins.
- The programs also seem to be serving the minority populations in our area including the minority White population for the programmatic jurisdictions that we serve.
- The County also seems to be serving the minority Hispanic or Latino population in our service areas as well.

Federal Programs

The IDIS PR-03 and PR-23 reports are attached in Appendix E. These reports reflect the demographic data on CDBG and HOME beneficiaries, including household distributions by race/ethnicity and income group. Data is provided under the ESG narrative for those assisted with homeless assistance and under the NSP narrative for those who benefited from the NSP program.

*Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The County will continue providing matching funds of twenty-five cents for each HOME Program dollar expended. HOME Match requirements will be satisfied using the Homeownership Program's seller. The Seller helps with this match by allowing the difference between the appraised value and the sales price to be counted toward the match required. Fulton County Housing and Community Development acknowledge that the difference between the appraised value and the contract sales price is a donation to affordable housing. Also during this reporting period, HOME Match requirements will be satisfied the following two ways through using General fund dollars for the cost of title search examinations for the Single Family Rehabilitation program and excess HOME match.

Additionally, during this past year, the County continued initiatives to increase home buying activity. The county encouraged cooperative efforts between Builders, Developers, Non-Profits, and Participating Lenders. County staff members provided training and technical support to Fulton County's lending community in an effort to encourage operational efficiency.

Fulton County directly administers the program through a network of participating lenders, who are responsible for originating, underwriting, closing, and funding mortgage loans. The loans are underwritten as soft second deferred payment loans and the participating lenders provide first mortgage financing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,125,173.88
2. Match contributed during current Federal fiscal year	\$26,301.75
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,098,872.13
4. Match liability for current Federal fiscal year	\$76,756.40
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,022,115.73

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
DPL	4/8/2015	\$469.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$469.00
DPL	7/10/2015	\$938.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$938.00
DPL	7/10/2015	\$629.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$629.00
DPL	7/30/2015	\$383.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$383.00
DPL	7/30/2015	\$1,149.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,149.75
DPL	10/26/2015	\$305.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$305.00
DPL	11/25/2015	\$164.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164.00
DPL	12/2/2015	\$474.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$474.00
DPL	12/23/2015	\$322.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$322.00
DPL	4/15/2015	\$310.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$310.00
HOP 2014-09	5/11/2015	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
HOP 2015-01	5/11/2015	\$0.00	\$0.00	\$2,100.00	\$0.00	\$0.00	\$0.00	\$2,100.00
HOP 2015-05	6/2/2015	\$0.00	\$0.00	\$1,100.00	\$0.00	\$0.00	\$0.00	\$1,100.00
HOP 2015-03	6/2/2015	\$0.00	\$0.00	\$2,200.00	\$0.00	\$0.00	\$0.00	\$2,200.00
HOP 2015-02	6/2/2015	\$0.00	\$0.00	\$3,758.00	\$0.00	\$0.00	\$0.00	\$3,758.00
HOP 2015-07	6/2/2015	\$0.00	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$7,000.00

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$70.00	\$53,134.00	\$7,629.19	\$0	\$45,574.81

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	5	0	0	5	0	0
Dollar Amount	\$281,208.00	0	0	\$281,208.00	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	5	0	5			
Dollar Amount	\$281,208.00	0	\$281,208.00			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	84	98
Number of special-needs households to be provided affordable housing units	80	88
Total	164	186

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	60	74
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	25	30
Number of households supported through the acquisition of existing units	15	19
Total	100	123

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

CDBG

For the 2015 reporting period, the CDBG program supported the following affordable housing activities: Fulton County residents in need of emergency housing rehabilitation were provided CDBG funds in the form of Emergency Assistance Grants (EAG). The Fulton County Housing Rehabilitation Program administers these housing rehabilitation activities.

The FY 2015 Fulton County CDBG goal to assist 25 existing households by completing housing rehabilitation to code violations was accomplished. A total of 30 households were assisted with either roof repairs and replacements, electrical upgrades, heating ventilation and air conditioning repairs or installations, or needed plumbing upgraded. The total of 30 households were successfully served and the code violations corrected exceeded the CDBG goal. This accomplishment further stabilizes Fulton County neighborhoods and the impacted low income households.

With respect to the HOME Rehab Program, Five (5) rehabilitation projects were completed during the reporting year. Their household and beneficiary data will be reported in the 2016 CAPER. The costs to rehabilitate the homes and bring them up to the required housing standards were more costly than anticipated.

Nineteen homebuyers were assisted with down payment and closing cost assistance. The County anticipated on supporting ten (10) households with down payment and closing cost assistance. The County exceeded this goal. The County expended \$64,655 and the remaining expenditures and beneficiary data will be reported in the 2016 CAPER.

Tenant-Based Rental Assistance Program: Fulton County provided rental assistance payments to 74 families expending \$180,000.00 in HOME funds.

Discuss how these outcomes will impact future annual action plans.

The County exceeded the goals set for the CDBG program. However, with proper planning and implementation, it is the expectation that, given the same funding levels, still more will be achieved in future years.

The County historically received more funding but in recent years the HOME program was cut drastically. However, the need for affordable housing still exists. Going forward, the Department of Housing and Community Development plan to be more strategic in its use of limited resources to be more effective in assisting the residents of Fulton County to achieve their affordable housing needs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1,344	76
Low-income	552	17
Moderate-income	361	5
Total	2,257	98

Table 13 – Number of Persons Served

Narrative Information

Community Development Block Grant (CDBG)

Fulton County's CDBG program assisted citizens within municipalities and through non-profits entities. The assistance provided was in compliance with HUD's three basic objectives of providing decent housing, a suitable living environment and economic opportunity of low-to moderate-income residents within Fulton County. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low- and moderate-income persons.

In 2015, Fulton County received a formula allocation of federal CDBG funds totaling \$1,979,106. Fulton County, Department of Housing and Community Development utilized \$231,932 in CDBG funds for single family housing rehabilitation in 2015. A total of twenty (25) homes were repaired, and the beneficiary information is listed below.

Total Number of CDBG Rehabs Completed:

Total Number of Rehabs Completed:	25
Total Black HH:	22
Total White HH:	3
Total Number of Beneficiaries:	39
Total Number of Female Headed Households:	23

Income Levels Served – CDBG Rehab

Elderly/Total 62 and older:	21	Extremely Low Income:	6
Non-Elderly/Total younger than 62:	4	Very Low Income:	6
		Low Income:	13

Fulton County has been successful in leveraging additional resources to maximize the impact of its CDBG funds. During fiscal year 2015, leveraging of additional resources totaled **\$2, 537,528.41**. The funds leveraged by the nonprofit subrecipients is displayed in the table below.

CDBG

Subrecipients	CDBG Funds	Other Funds
Africa's Children Fund	\$46,203	\$ 51,150
Andrew & Walter Young Family YMCA	\$20,000	\$20,000
Atlanta Legal Aid Society (Legal Assistance)	\$25,000	\$ 38,000
Drake House	\$7,632	\$ 140,883
Drake House-John's Creek	\$2,000	\$ 185,019
In His GREAT Name Ministry, Inc.	\$25,000	\$15,000
Metro Fair Housing: Joint Venture in Fair Housing Program	\$30,000	\$462,075.00
North Fulton Community Charities	\$16,200	\$ 333,262.28
North Fulton Community Charities- Johns Creek	\$28,000	\$ 100,388.31
Senior Services of North Fulton	\$16,200	\$ 16,297.82
Senior Services of North Fulton-John's Creek	\$10,000	\$ 16,297.82
YMCA ED Isakson	\$21,202	\$25,406
Young Adult Guidance Center	\$20,000	\$ 1,150,097
Total:	\$267,437	\$2,537,528.41

Income Levels Served – HOME Funds

<u>PROGRAM</u>	<u>0-30</u>	<u>31-60</u>	<u>61-80</u>	<u>TOTAL</u>
Housing Rehabilitation Deferred Payment Loan	0	2	3	5
Tenant Based Rental Assistance	74	0	0	74
HOP	2	15	2	19
Rental Development/CHDO	0	0	0	0
Total:	76	17	5	98

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Fulton County Department of Housing and Community Development was able to complete assessments for fifty-six (56) individuals using SHP funds.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered are impacted by several factors including, the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last 12 months, Fulton County Office of Emergency and Transitional Housing has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of becoming homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

An increase in assisting homeless individuals to assessing mainstream benefits.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency shelter and transitional housing needs of fifty-six (56) homeless persons were addressed during this reporting period with the use of SHP funds. Fulton County entered into an agreement in 2015 for the provision of emergency shelter, case management and related supportive services for homeless families, women, and single unattached men with the Salvation Army of metro Atlanta.

Transitional Housing

- The Atlanta Step-Up Society operated two transitional housing programs for single men with substance abuse challenges. A four (4) bedroom house is located in College Park and a five (5) bedroom house is located in East Point

- Families First operated two (2) transitional housing programs. Weaver Gardens is a twenty-eight (28) bed facility for young mothers with one infant. The Second Chance Home is an eight (8) bed facility serving single mothers and children under the age of one.
- Housing Initiatives of North Fulton operated a transitional housing program for families with a bed capacity of fifty-six (56).
- Mary Hall Freedom House operated transitional and permanent housing programs-Reaching New Heights TH (32 beds) and Higher Ground PH (60 beds) for a total of ninety-two (92) beds for homeless women (and their children) with substance abuse problems.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless Prevention

During the 2015 program year, Fulton County Human Services department grants were awarded to eighty (80) community-based organizations to provide a wide range of services to prevent individuals and families from becoming homeless. Efforts included emergency assistance for utilities and rent, food assistance, eviction protection and legal assistance, financial counseling, and consumer credit counseling. These programs focus on services to support and strengthen low-income families living on the brink of homelessness. Human Services Grant dollars allocated \$1,469,000 to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence.

In addition, Fulton County Department of Housing and Community Development entered into agreements in 2015 with North Fulton Charities, located in the northern part of the county, and Lift CDC Inc., located in the southern part of the county to provide prevention and rapid re-housing assistance to eligible citizens residing in the Fulton County GA 502 CoC. Additionally, Fulton County entered into an agreement with the Salvation Army for the provision of emergency shelter services for homeless individuals and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Transitional Housing

- The Atlanta Step-Up Society operated two transitional housing programs for single men with substance abuse challenges. A four (4) bedroom house is located in College Park and a five (5) bedroom house is located in East Point
- Families First operated two (2) transitional housing programs. Weaver Gardens is a twenty-eight (28) bed facility for young mothers with one infant. The Second Chance Home is an eight (8) bed facility serving single mothers and children under the age of one.
- Housing Initiatives of North Fulton operated a transitional housing program for families with a bed capacity of fifty-six (56).
- Mary Hall Freedom House operated transitional and permanent housing programs-Reaching New Heights TH (32 beds) and Higher Ground PH (60 beds) for a total of ninety-two (92) beds for homeless women (and their children) with substance abuse problems.
- The Fulton County Human Services Department operated the County's Jefferson Place transitional facility. The facility provided transitional housing and support services for homeless men with drug addiction issues and has a bed capacity of fifty (50). The facility is operated within the City of Atlanta.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last 12 months, Fulton County Office of Emergency and Transitional Housing has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

An increase in assisting homeless individuals to assessing mainstream benefits.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public Housing Strategy

Program Year 5 CAPER Public Housing Strategy response:

Public Housing Improvements and Resident Initiatives

Fulton County Housing and Community Development does not operate, own, or manage any public housing units. In Fulton County, a separate agency owns and manages public housing developments. As such, the County does not undertake public housing resident management or ownership initiatives. Instead, Fulton County Housing and Community Development continues to support, through financing or technical assistance, the efforts of local Public Housing Authorities (PHAs) within the County's Consolidated Planning Area that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and Youth development. Fulton County and the Housing Authority of Fulton County continue to strengthen their partnership as they work together in addressing the county's housing needs.

In 1937, the Georgia General Assembly enabled each county and city to establish functioning public housing authorities within their jurisdiction upon a declaration of need. The unannotated Code 8-3-11 declares the policy of Georgia that each housing authority shall manage and operate its housing projects or, in the event of its use of a private enterprise agreement, shall cause each housing project subject thereto to be managed and operated in an efficient manner so as to enable it to fix the rentals for dwelling accommodations for persons of low income at the lowest possible rates consistent with its providing decent, safe, and sanitary dwelling accommodations for persons of low income, and that no housing authority shall construct or operate the dwelling accommodations in any such project that are occupied or reserved for occupancy by persons of low income for a profit or as a source of revenue to the city or the county.

The Housing Authority of Fulton County, Georgia (HAFC) operates as a quasi-governmental agency. The (HAFC) was created in 1972 after the County Commissioners of Fulton County determined that a need existed to oversee issues relating to housing units for low-income residents of the County by Fulton County legislation {resolution (Item #12, Special Meeting 1/19/72)}, to address the need for decent, safe, sanitary, and affordable housing in unincorporated Fulton County. HAFC is subject to enabling legislation authorizing the creation of the Housing Authority, and must comply with all applicable local, state and federal laws, including the specific HUD rules and regulations governing public housing authorities. By administering and developing housing opportunities for citizens of low to moderate incomes, the Authority has been able to provide not only housing stock, but also essential self-sufficiency skills crucial to assisting residents in moving up and out of public housing. Policy for the Authority is set by a nine-member board of commissioners who are appointed by the Fulton

County Board of Commissioners. Additionally, the HAFC Board is charged with providing guidance to the Authority. In keeping with its strong belief in resident participation and empowerment, two members of the Board are residents of the Authority. The HAFC receives funding from HUD for capital improvements, operating, housing, and resident supportive service activities. These resources, as well as others, are utilized to increase the number and quality of affordable housing units available to eligible low and moderate-income families within Fulton County through proactive management, operational and development-related activities.

Public Housing Authority Action Plan

Each year, Housing Authorities must complete a PHA Action plan. This Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Annually, the HAFC adheres to this regulation.

The HAFC under the leadership of the current, Interim Executive Director is being restructured and reorganized to focus on a commitment to demonstrating fiscal responsibility, quality customer service, maximization of resources and employing more effective personnel. Ultimately, the goals and objectives for FY 2015-2019 include:

- A. Implementing practices and procedures conducive for effective agency administration.
- B. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County.
- C. Improving the quality of assisted housing by enforcement and implementation of effective public housing management; increasing the PHAS and SEMAP scores; completing all items on the corrective action plan within the specified period of time; improving voucher management; increasing customer satisfaction by emphasizing a commitment to efficiency and quality customer service; modernizing public housing units; providing replacement public housing; providing replacement vouchers; implementation of a comprehensive Quality Control Initiative which will provide training, technology, and other resources to HAFC Staff; and address and correct if applicable, any deficiencies listed in the audit reports prepared by HUD or Independent Auditor for each Fiscal year addressed in the Five Year Plan as applicable.
- D. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.
- E. Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities).
- F. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities.

- G. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability.
- H. Developing additional affordable housing opportunities for the community by continuing to expand HAFC's housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.
- I. Developing and maintaining affordable housing programs such as HAFC's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of families.
- J. Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.
- K. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, "public" housing authorities.
- L. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients. Continue to utilize effective partnerships for the implementation of Family Self-Sufficiency (FSS) activities and supportive services for Housing Choice Voucher (HCV), tax credit and conventional, Public Housing Authority (PHA) residents.
- M. Collaborating with the private sector to develop mixed-use, high density rental and/or for-sale housing that includes an affordable component that exceeds local and/or national requirements utilizing tax-exempt bond and tax credit programs.
- N. Operating from a sound financial position to ensure sustainability, long term financial health and continued public trust. Develop significant new financial resources to sustain and develop new housing and operation programs. Seek ways to increase and enhance the value of the Authority's Real Estate Portfolio.
- O. Fostering a work environment that values and encourages individual and team commitment to HAFC goals and objectives. Ensure an effective and efficient operation through fulfillment of policy direction, resource allocation, accountability, advocacy and selection/retention of highly, skilled employees.

Planned specific initiatives that are a continuation of existing strategies included:

- 1. Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HAFC asset inventory in coordination with other County revitalization efforts, including consideration of the feasibility of disposing Belle Isle properties and utilizing the proceeds to undertake affordable housing development in other areas of the County.
- 2. Continuing to implement the HUD approved Family Self Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations, and work with the COC, Inc. who will secure the partnerships necessary for service coordination for the benefit of these families.

3. Providing in-kind support (non-financial) to Community Opportunity Centers, Inc., (COC) an affiliate non-profit of the HAFC who will facilitate the provision of resident services and self-sufficiency initiatives for HAFC residents. The COC is structured as a “fundraising arm” to secure resources to sustain services and programs to include, but not be limited to, providing resident services.
4. Continuing to manage all properties to uphold the strategic goal of the Authority of ensuring quality affordable housing within Fulton County.

Housing Choice Vouchers (formerly Section 8)

HAFC has designated the Housing Choice Voucher program as the key to resident mobility, designed to move families not only beyond dependence on public assistance, but out of high poverty neighborhoods. To that end, families are given assistance in identifying units located in all areas of unincorporated Fulton County. The Housing Choice Voucher program is the Federal Government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Currently, the Housing Authority of Fulton County administers over 2,000 Housing Choice Vouchers serving residents living in incorporated Fulton County. Through the portability feature of vouchers (the ability to move from one jurisdiction and/or state to another jurisdiction and/or state with Voucher assistance), the number of clients that has moved into unincorporated Fulton County from other states and jurisdictions has risen.

Any of the following types of housing were eligible to be considered for assistance under the Housing Choice Voucher Program:

All structure types: single family, duplex, multi-family, low rise or high-rise;

Manufactured homes where the assisted family leases the mobile home and the pad;

Manufactured homes where the assisted family owns the mobile home and leases the pad;

Group Homes or shared housing;

Congregate and Assisted Living facilities (only the shelter rent is assisted);

Single Room Occupancy facilities;

Units owned (but not subsidized) by the PHA;

Units being purchased by the assisted family in accordance with the Section 8

Homeownership criteria;

A cooperative housing development in which the family owns shares would still be considered a lease arrangement under the voucher program.

The HAFC waiting list for vouchers is currently closed. There are more than 500 people on the Housing Choice Voucher waiting list. The list was last opened in September 2014.

Within this program, other initiatives in the budget of the rental assistance program are similar to the standard program. These initiatives are the following:

Family Self Sufficiency Program

The HAFC works to strengthen the families that we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. The head-of-household of each participating family must sign a Contract of Participation with the HAFC FSS Program. An Individual Training and Services Plan is developed for the Head of Household and any household member on the lease, 18 years or older, interested in participating in the program. The plan outlines the participant's goals, activities and services. According to the plan, participants are referred to community resources and provided with personal counseling services to assist them in dealing with the many issues that may be obstacles to their success. Coordinated services may include, but are not limited to, child care, transportation, education, job training & employment counseling, substance abuse / alcohol abuse treatment or counseling, household skill training, and homeownership counseling.

Participating families may be further assisted in the home buying process by the funds that they may accumulate in an FSS escrow account. The escrow account is established when an increase in the family's portion of their rent is triggered by an increase in income earned from work. As long as the family's rent portion exceeds what their portion was at the time that they joined the program, the HAFC makes a monthly deposit into their escrow account that equals a portion of the increase. Once the head-of-household completes all of the goals listed in her/his Individual Training and Services Plan, and all of the program requirements, the funds accumulated in the escrow account are disbursed to them.

A general telephone number (404) 588-4950 is provided for potential recipients wanting to obtain county waiting list information. This waiting list information is updated on a yearly basis. This information is also available on the Authorities website at www.hafc.org and the following location: 4273 Wendell Drive, Atlanta, GA 30336.

During calendar year 2015, the Authority's Housing Choice Voucher (Section 8 Rental Assistance) programs provided \$18,416,278 in housing assistance which encompasses assistance paid on behalf of HCV clients, benefiting more than 2,000 households

INVESTMENTS BY SPECIAL NEEDS/RACIAL/ETHNICITY CATEGORY

	White	Black	Hispanic	Asian/ Pacific Islander	Native American	Other*	Elderly 62+	Special Needs
Housing Choice Voucher	56	1884	8	0	2	1	162	317

**Housing Choice Voucher (Section 8) figures are an estimated breakout of ethnic groups based on current tenant data. The tenants may identify with more than one racial category; therefore, the total number will not equal the total beneficiaries.*

During this past year, the Housing Authority continued initiatives to increase home buying activity. The Housing Authority encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. Fulton County Community Development Down Payment Assistance Program staff worked with seven participating lenders that support affordable housing for working families. The lenders were Academy Mortgage Corporation, Bank of America, Community Capital Bank, Network Funding, Real Estate Mortgage Network, Southeast Mortgage of Georgia and Town Square Mortgage and Investments.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Housing Counseling Services

The HAFC is a HUD certified housing counseling agency committed to assisting potential and existing homeowners by providing the following free pre and post-purchase services:

Home Buyer Education Workshop

A one day, eight (8) hour pre-purchase workshop designed to provide the basic skills required to become long term owners of residential real estate and educate individuals about the home buying process. This course includes presentations by industry professionals on topics ranging from the mortgage loan process to choosing a property. You do not have to be a client of the HAFC to take part in this workshop. Registration is available online. A total of twenty-four (24) attendees of the HAFC Home Buyer Education Seminars in 2015 purchased a home.

Housing Counseling Report		
January 2015 to December 2015		
Clients Served	Households	Percentage of Total*
White	6	8%
Black	71	90%
Native American	1	1%
Asian	1	1%
Hispanic	0	0%
Non-Hispanic	79	100%
Purchased Homes on HAFC Voucher Program	1	1%
Purchased Homes – Non-Voucher Program Attended HAFC Home Buyer Education Seminar	24	30%

**Percentages calculated based on total of 79*

Community Resources

Funds are offered to clients on an ongoing basis to pay towards down payment and/or closing costs. HAFC has partnering relationships with various organizations and government agencies who administer community second programs.

In FY 2015, HAFC proposed to utilize approximately \$252,311 in HUD funding toward the implementation of their comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of public housing in coordination with other County revitalization efforts. The HAFC will continue to implement deconcentration efforts through the Housing Choice Voucher Program.

The HAFC inventory consists of the 100-unit Allen Road mid-rise and a nine-unit Belle Isle Apartment housing development. In March 2014, HAFC was awarded tax credit funding from the Georgia Department of Community Affairs, as well as Rental Assistance Demonstration (“RAD”) from the United States Department of Housing and Urban Development (“HUD”). The combined \$10m funding is being used to redevelop the Allen Road Midrise, with construction projected to be completed in early 2016. As a part of the project, HAFC entered into a public-private relationship with a developer. The redeveloped Allen Road property is being renamed “Sterling Place”. The building is handicap accessible, and features many on-site activities. The residents are Elderly (62 years of age); near elderly (at least 50-61 years of age); classified disabled as defined by Federal Americans with Disabilities Act of 1990, the 24 CFR 891.505 and 891.305 and Social Security Administration.

In 2003, the Housing Authority of Fulton County was awarded a HOPE VI Grant by HUD in the amount of \$17,191,544 to redevelop the former Red Oak Public Housing site located in South Fulton County. The HOPE VI site is located on Thompson Road, at the northeast corner of South Fulton Parkway and Highway 92 adjacent to a new commercial development anchored by a grocery store. In the past thirty-six months, over 14,000 units of residential housing were permitted by Fulton County in the general area. By early 2016, HAFC will complete it’s final phase of development spending a total of \$74,718,089 for 3 properties in this area comprised of 592 units, of which 371 are classified as “affordable housing”. One property consists of 292 multifamily units; 2 properties have 300 senior housing units.

The HAFC received funds under the Replacement Housing Program. The Replacement Housing Program provides capital funds to Housing Authorities when obsolete public housing units are demolished and for the sole purpose of developing new public housing units. HAFC received Replacement Housing Funds for the former Boatrock and Red Oak Public Housing projects which were demolished. The Legacy at Walton Lakes represented the first Replacement Housing Project (RHP) to be developed by HAFC. This project consisted of a total of 126 rental units for seniors only and is located on Camp Creek Parkway in South Fulton County approximately 1 mile from the Camp Creek Marketplace; a recently developed retail center with major anchors such as Lowe’s and Target as well as several smaller retailers and restaurants. Of the total units; 16 are public housing units; 24 units are Project Based Rental assistance units; 50 units are Low Income Housing Tax Credit units; and the balance of the 36 units are market- rate units. Construction for the property was completed December 2008. Replacement Housing Factor funds will also be utilized to assist in financing of the Riverside project which will be developed as a mixed-use or elderly only property.

Actions taken to provide assistance to troubled PHAs

Troubled Public Housing Authorities

The HUD Office of Public and Indian Housing uses a scoring system by which it may determine if a housing authority is “troubled”. On February 3, 2016, HUD released the final scoring indicating a score of 85 which categorizes the HAFC as a “Standard Performer”. Under the terms of a Recovery Agreement Action Plan, the HAFC continues to make reports to HUD until the HAFC has completed the action items required under the Correction Action Plan and VCA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County in 2015 were:

- Limited credit available to buyers and tighter underwriting standards
- Land costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments
- Reduction of federal funded programs

The county strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

The following initiatives were undertaken in 2015 to address barriers to affordable housing:

- Continued funding for HUD-approved counseling agencies to deal with the foreclosure and housing crisis.
- Fulton County continued its efforts to increase lender participation in homeownership assistance programs and market the programs.
- Continued down payment assistance to potential homeowners.
- The county continued providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization.
- The Office of Grants and Community Partnership provided \$10,906,000 of Human Services Grant dollars to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence. The services provided include the following:
 - Providing 22,132 homeless families (women and children) receiving housing assistance services;
 - Providing 50,000 clients receiving services that provided affordable housing options;
 - Providing 150,000 homeless individuals and families receiving supportive services

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Fulton County remains committed to addressing the accessibility obstacles that prevent underserved persons from obtaining decent, sanitary and affordable housing. The County will continue to respond to underserved needs as they are identified, either through self-assessment survey, or citizen participation. The County continued to pursue all available sources of funding for affordable housing activities to reduce the gaps and barriers to affordable housing such as the lack of fair housing policies and accessibility to transitional housing options.

The Housing Authority of Fulton County will continue conducting periodic needs assessment to the persons on the waiting list(s) to ensure that the housing opportunities offered by the HAFC are consistent with those needed to address the needs of the targeted population. Other actions will include participating with the County in hosting seminars and open house directed briefings to identify need gaps of the persons needing affordable housing options within the geographic locale.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

HUD regulations regarding lead based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. As a result, Fulton County Housing and Community Development has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development. All federal funded activities covered by the HUD Lead Safe Home regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. The Department will continue to strive toward lead-safe housing where these sources of funds are used. Housing Rehabilitation Senior Housing Inspectors have completed Lead-Based Paint training and obtained Certification. The inspectors continue to have their certifications renewed periodically. For activities involving housing rehabilitation Fulton County Housing inspects all units subject to the Final Rule for lead-based paint hazards. Where lead-based paint is found, action is taken to eliminate the hazards. Under the Home Ownership Program (HOP), lead-based paint inspections were conducted in accordance to Housing Quality Standards (HQS) protocol. Where chipping or peeling paint is present and after testing is found to exceed the de minimis levels on homes being purchased that were built before 1978, the eligible home buyer and the seller are notified in accordance to Title X, Sec. 1018. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Programs are required to sign lead-based paint hazard forms and each party receives a lead hazard information pamphlet, evaluation results and disclosure information. The seller also receives the seller's certification form.

Fulton County Department of Health and Wellness collects samples of paint and dust in the homes of children diagnosed with elevated lead blood levels and analyzed for lead content. If there is lead present in the home, the property owner is advised of mitigation methods to reduce the exposure of children to lead in the home.

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In addition, the Housing Authority of Fulton County (HAFC) conducts lead-based paint inspections in conjunction with Housing Quality Standards (HQS) inspections on all new units available under Section 8. In 2014 HAFC continued to make these inspections a mandatory component of HQS procedures.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Developing Institutional Structure/Enhancing Coordination between Housing and Service Agencies

In addressing the County's housing and community development needs, the County coordinates the efforts of different departments and agencies. Consultation with different departments and agencies continued in 2015 to provide a comprehensive approach to addressing the County's housing and community development needs. Gaps and overlaps in services to Fulton County's low- and moderate-income residents were identified and the County continues the Common Ground: *Creating Equity through Public Policy and Community Engagement* approach. This is a multi-departmental approach to examine the social determinants of health and address inequities and disparities in the system that prevent or discourage health equity for certain demographic groups in the County. It is expected that the resources coming to the County through HUD will play an important role in assisting these populations as affordable housing and supportive services both continue to be critical needs for these populations.

Following is a list of some of the Fulton County departments involved in the Common Ground approach.

Housing and Community Development Department	Department of Health & Wellness
Department of Environment & Community Development	Libraries
The Housing Authority of Fulton County	Cooperative Extension Service
Department of Mental Health	Department of Parks and Recreation
Justice Department	Police and Public Safety
Housing and Human Service Department	Department of Health & Wellness

The ultimate goals of this initiative are as follows: influence change of public policies, leverage resources, increase systems of collaboration, improve/enhance communities, enhance quality of life, change the infrastructure of a community, provide for a new way of conducting government, increase community capacity building, empower neighborhoods, increase awareness of public policies, increase fresh markets or community gardens, increase health care access and provide for safer communities.

The anticipated outcomes of the initiative are as follows: improve health outcomes, decrease chronic diseases, increase high school graduation rates, increase adult employment, increase walking and biking communities, empower neighborhood residents, increase access to health care and improve infrastructure of communities to support healthy living.

To increase coordination and encourage the formation of partnerships the County's efforts included:

Fulton County Housing and/the County maintained membership with the National Association of Counties (NACo), which is the only national organization that represents county governments. NACo advances issues with a unified voice before the federal government, improves the public's understanding of county government, assists counties in finding and sharing innovative solutions through education and research, and provides value-added services to save counties and taxpayers money.

The National Association of County Community and Economic Development (NACCED). NACCED purpose is to develop the technical capacity of county government practitioners to professionally administer federally-funded affordable housing, community development, economic development programs that benefit their low- and moderate-income households and is a voice in Washington on budgetary, programmatic, and regulatory issues.

National Council of State Housing Agencies (NCSHA). NCSHA represents its members before Congress, the Administration, and several federal agencies concerned with housing, including HUD and the Treasury, and with other advocates for affordable housing.

National Community Development Association (NCDA) is a national nonprofit organization comprised of more than 550 local governments that administer federally-supported community and economic development, housing and human service programs, including HUD programs such as the Community Development Block Grant (CDBG), and the HOME Investment Partnerships (HOME) programs. The Association

provides timely, direct information and technical support to its members on federal housing and community development programs.

Association County Commissioners of Georgia (ACCG). ACCG is a nonprofit instrumentality of Georgia's county governments. ACCG serves as the consensus building, training, and legislative organization for all 159 county governments in the state of Georgia.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Fulton County Department of Housing and Community Development continued to participate in the Fulton Family Care Network, which consists of over 11 organizations including several Fulton County Departments that are dedicated to the single goal of providing comprehensive wrap-around services to children and youth in Fulton County. Below is a list of partners in the network:

1. **Fulton County Schools** - Fulton County Schools works with children to learn their full potential, engage parents in the educational process, and teach every student to be responsible and productive.
2. **Atlanta Public Schools** - the Atlanta Public Schools is committed to see all students graduate ready for success in college and life through providing high-performance learning environments and excellent teachers.
3. **Atlanta Fulton Family Connection (AFFC)** - part of the Georgia Family Connection partnership, is a collaborative authority in Fulton County designed to convene various partners (government, private business, non-profit, family, etc) to leverage resources to improve social services, and to develop strategies to address community concerns that affect families and children.
4. **The Jane Fonda Center** - the mission is to advance scientific knowledge about adolescence with an emphasis on adolescent reproductive health. Activities of the Center include education and training, research, evaluation, policy development, patient care, as well as program and materials development.
5. **Sheltering Arms** - an early childhood education program that provides affordable childcare and comprehensive family support, including parent education and advocacy.
6. **Bagley Youth Development** - provides a wide array of comprehensive services to address and support the needs of youth and their families.
7. **Family Ties** - provides intensive home-based counseling and community integrated services to impact and achieve positive family centered outcomes.
8. **Georgia Center for Child Advocacy** - provides collaborative services to champion the needs of sexually and severely physically abused children under the age of 17 through prevention, intervention, and therapy. The services are offered for free to children and families that either reside or were abused in Fulton or DeKalb County. This agency also assists in the investigation of abuse cases.
9. **Hillside** - provides integrated services to address the complex needs of children and families, including counseling, support, education, and housing services.
10. **Georgia Parent Support Network** - provides support, advocacy, and education for families that have children (youth)

with mental illness or emotional disturbances and behavioral differences.

11. **CHRIS KIDS** - delivers a broad continuum of services to children, youth and families that allows them to reach their natural potential for success, happiness, and health.
12. **East Point Community Action Team (EP-CAT)** - empowers the community to take action by building partnerships that develop resources in the community, and connects residents to resources.

Fulton County Departments of -

13. **Behavioral Health & Developmental Disabilities** - provides mental health, substance abuse and developmental disabilities services to Fulton County residents of all ages.
14. **Health & Wellness** - offers public health services for Fulton County residents.
15. **The Center for Health & Rehabilitation/Office of Children & Youth** - offers a wide variety of health services for children and youth.
16. **Juvenile Court** - the Court is dedicated to care, safety, guidance, development, and accountability of children and their families.
17. **Police Department** - the Department's mission is to preserve lives, protect property, and maintain order.
18. **District Attorney's Office** - the mission of the Fulton County District Attorney's office is to prosecute all felony crimes on behalf of Fulton County residents in efforts to make a safe community.
19. **Housing and Community Development** - the objective of this agency is to establish suitable working conditions and provide safe, affordable housing opportunities to the citizens of Fulton County.
20. **Family & Children's Services (DFCS)** - provides numerous support services and innovative programs to help abused children and troubled families.
21. **Human Services** - the Departments assists government and citizens in working together to build strong resilient communities while providing a range of services responsive to the broad spectrum of human needs.
22. **Juvenile Justice** - provides supervision, detention, and a wide range of treatment and educational services for youth referred to the department by the Juvenile Court. This agency also provides assistance or delinquency prevention services for at-risk youths through collaborative efforts with other public, private and community entities.
23. **Atlanta-Fulton Public Library System** - the Atlanta-Fulton Public Library System provides free access to various resources, ideas, programs and information.
24. **The Fulton County Oak Hill Child, Adolescent & Family Center** continued their collaborative partnership with the Fulton Family Care Network (www.fultoncare.org). The center provides child and adolescent behavioral health services for youth ages of 0 to 21 years old. Families with children can receive the following types of assistance: Behavioral health/substance abuse screening, assessment and treatment, Immunizations & Well Child Visits, Early childhood prevention, intervention and treatment services, Youth leadership and parent support, After-school and summer programming, Educational support & IEP Planning support and Library services.

In addition to the above:

25. The **Housing and Community Development** staff continued to utilize the Communication staff to promote programs, and expand its Internet web site to increase access to information on Fulton's affordable housing and community development needs and to promote the availability of its programs with its current and future partners.
26. **Housing** staff also continue to participate in the Atlanta Regional Housing Forums. These Forums are a gathering of nonprofit, business, governmental, educational and grassroots organizations to discuss matters and share information related to affordable housing, transportation and land use.
27. Continued to provide Fulton Industrial Boulevard (FIB) Safe Streets Resource Guides The FIB Safe Streets Resource Guide is a pocket sized quick reference guide to Fulton County services that are available and it includes contact information for Housing, Health and Environmental Health Services, Library, Police, Fire, and Code Enforcement Services.
28. **Collaborative Efforts For Down Payment Assistance, Housing Assistance and Housing Counseling:** The County worked closely with the private lending community to connect low and moderate-income persons with home mortgages for those who qualify. The County maintained ongoing relationships with lenders throughout Metro Atlanta to ensure that home buying opportunities are available to those seeking to purchase a HOP program home in Fulton County outside the municipal city limits of Atlanta, Sandy Springs, and Johns Creek.
29. **Aging and Youth Services Department:** Improves the quality of life of children, youth, and seniors through the development and coordination of programs and advocacy that achieve self-sufficiency, sustainability, and civic engagement.

Fulton County continued other marketing and outreach efforts by distributing materials, presenting at community events, conducting informational campaigns such as public service announcements (PSAs), advertisements, or other forms of media campaigns, and advocating with lenders and other industry partners

Fulton County continued to provide Housing and Credit Informational and Outreach Sessions. These sessions were implemented in an effort to bring visibility to the department's housing services and programs. Since the inception of the Housing and Information and Outreach calendar, many strides have been made to collaborate with other County entities and particular non-profit groups who deal in partnership with the County to provide a myriad of services to Fulton County citizens. Program informational packages and Consumer Action, FDIC and HUD financial resources were made available during each of these sessions. There were five meetings with 130 attendees were facilitated with Program Management Staff, Fulton County Tax Assessors Office, College Park Library Staff, Atlanta Legal Aid and Metro Fair Housing Agency. Topics included Tax exemption for seniors, tips to avoid foreclosure, avoiding financial scams, Tenant Rights and Responsibilities, overview of transitional housing, dreaming of owning a home, and home repair scams targeting senior citizens.

Other County Efforts:

Fulton County Cooperative Extension

Fulton County Cooperative Extension offers assistance to concerned homeowners to identify potential harm from the dangerous radioactive gas. According to the University of Georgia College of Family & Consumer Sciences, although radon is present throughout the environment, when high levels of radon enter a home or building, people are exposed to more of its radiation and their risk of cancer increases. Such a situation can easily be discovered and corrected.

The Georgia Radon Education Program (GREP) recommends that all Georgia homeowners test their homes for radon. The results of a properly performed radon test will help homeowners determine for themselves if they need to take further action to protect their family from the health risks of radon in the home. Concerned homeowners were offered an opportunity to request a free radon assessment by calling 770.535.8290. Representatives explain radon; answer questions and arrange to test your home.

Fulton County Government

Continued participating in The Regional Transit Committee, which is a policy committee of the Atlanta Regional Commission that focuses on issues of regional transit planning, funding and governance. The RTC builds upon the work of its predecessors, the Transit Implementation Board (TIB) and the Transit Planning Board (TPB).

Continued being a part of the 24-member Transportation Coordinating Committee (TCC), which is responsible for providing technical advice to the Transportation & Air Quality Committee (TAQC) regarding metropolitan or multi-jurisdictional transportation-related matters potentially affecting the 18-county Atlanta Metropolitan Planning Organization area. TCC members work closely with the Atlanta Regional Commission Transportation Access & Mobility Division staff.

The Workforce Development Division (WDD)

The Fulton County Workforce Partnership Collaboration members have been offered the opportunity to participate in the Money Smart Train-the-Trainer sessions to educate themselves about financial literacy and to assist these workforce agencies/programs in their own organizational capacity building and development. The Development also supported employee development and encouraged certification upgrades through the Georgia Work Ready initiative. The County operated three (3) testing locations to offer easy certification access. Georgia Work Ready was launched by the Georgia Department of Economic Development Workforce Division to improve the job training and marketability of Georgia's workforce and enhance future economic growth for the state.

The Workforce Development Division (WDD) continues their relationship with FDIC's Community Affairs Office to assist in staff training, innovative facilitation ideas, and material acquisition. The Housing and Community Development Department and Workforce Development Division have partnered with Capital City Bank to offer free checking accounts to customers that successfully complete the Money Smart modules.

Workforce Development Division

Encouraged and supported job skills training programs provided by the County and non-profit agencies. (i.e. the Workforce Development Division, as well as other organizations). The Fulton County Workforce Development Division offers an array of services to the unemployed and underemployed of Fulton County. There are two levels of Workforce Innovation and Opportunity Act (WIOA) Services:

- **Career Services:** The services are available to all adult customers. These services include: On Site Recruitments, First Source Program (Fulton County Residences only), Career Center Email blast, Computer and Fax usage, Job Readiness Workshops, and labor market information available to all job seekers.
Must be WIOA Eligible: These services include more comprehensive assessments, the development of individual employment plans, and counseling and career planning; and Career Guidance/Advising, Individual Career Advising, Individual Employment Plan Development, Occupational and Academic Assistance, and Follow-up Services.
- **Training Services:** Customers are linked to job opportunities in their communities, including both occupational training and training in basic skills. Participants use an "individual training account" to select an appropriate training program from a qualified training provider.
- Recognizes the importance of financial literacy and has incorporated the *Money Smart* program into the workshop repertoire of each WDD Career Centers.
- Offered the *Money Smart* Program in two versions, an Instructor-led version and a Computer Based Instruction (CBI) version to accommodate the diverse needs of our customers.
- More than 750 WDD customers have completed Money Smart modules.
- All WDD Career Centers require that intensive customers (caseload customers) complete Money Smart modules to receive supportive services.
- The computer based Money Smart training is launched in WDD Career Centers on a weekly basis and certificates of achievement are given to all clients who successfully complete the modules.
- Offered two training modules, one geared towards adults and the other for youth. The modules are as follows:

<u>Adult Money Smart Training Module</u>	<u>The Young Adult Money Smart Training Modules</u>
<u>Borrowing Basics</u> ~ an introduction to credit	<u>Bank on It</u> ~ an introduction to bank services
<u>Check It Out</u> ~ how to choose and keep a checking account	<u>Check It Out</u> ~ how to choose and keep a checking account
<u>Money Matters</u> ~ how to keep track of your money	<u>Setting Financial Goals</u> ~ how to keep track of your money
<u>Pay Yourself First</u> ~ why you should save, save, save	<u>Pay Yourself First</u> ~ why you should save, save, save
<u>Keep It Safe</u> ~ your rights as a consumer	<u>Borrowing Basics</u> ~ an introduction to credit
<u>To Your Credit</u> ~ how your credit history will affect our credit future	<u>Charge It Right</u> ~ how to make a credit card work for you
<u>Charge It Right</u> ~ how to make a credit card work for you	<u>Charge It Right</u> ~ how to make a credit card work for you
<u>Loan To Own</u> ~ know what you're borrowing before you buy	<u>Paying for College and Cars</u> ~ general information on

<u>Your Own Home</u> ~ what home ownership is all about	installment loans <u>A Roof Over Your Head</u> ~ what home ownership and renting are all about
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PROGRAM HIGHLIGHTS IN 2015 INCLUDE:

Total number of Customers Served at Workforce Development Career Centers: 3,682

Total number of Customers that received Direct Job Placements: 447

Total number of Customers that used Career Center Resource Room for job assistance: 17,852

WORKFORCE SPECIAL PROJECTS & PARTNERSHIPS:

Kaiser Permanente Bridge Program is designed to help those who are uninsured and income-eligible obtain health care coverage. Based on continued eligibility, individuals and dependents will receive a healthcare premium subsidy for up to 24 months. WDD's partnership with Kaiser Permanente allowed for 151 individuals to receive healthcare coverage for themselves and their families that they otherwise would have been unable to afford.

Employer Relations - The Workforce Development Division has a unique and innovative approach to meet the needs of employers in the Fulton County market. Key stakeholders are identified and partnerships are developed to foster long-term business alliances across industry lines. Strategies are created to enhance business growth and the vitality of community organizations. These key business leaders work closely with the Workforce Development Division through an Economic Development Focus Group to keep the organization informed of industry developments.

The Office of Aging

Offered the a number of programs of direct service and social action focused on changing conditions related to the needs of senior residents. The Office of Aging participated in the GA Senior Farmer's Market Nutrition Program. The program's goal is to improve access to and increase consumption of fruits and vegetables while providing nutrition education, including health benefits of consuming fruits and vegetables, healthy meal plans, recipes, cooking, freezing, and canning demonstrations. The program provided vegetable vouchers (worth \$20) to over 500 Seniors.

The Office of Aging collaborates with the Housing and Community Development Department/Housing Division directing home repair projects to the program best suited to meet the needs of the seniors.

Partnering with the Atlanta Regional Commission in a Care Transitions program funded by the Center for Medicare/Medicaid Services. The program provides limited services for those discharged from the hospital to decrease the number of re-admissions.

Participated in Older American's Month. The annual commemoration of Older Americans Month is an opportunity to recognize the contributions of older citizens and joining them in providing services.

The Aging and Youth Services Department's Office of Aging, in Partnership with the Fulton Atlanta Community Action Authority, provided seniors 65 years or older who are Fulton County residents the opportunity to register for the Low Income Home Energy Assistance Program (LIHEAP). Enrollment applications were accepted at four Senior Multipurpose Facilities.

Fulton County Commissioners voted to continue a Memorandum of Understanding (MOU) with the Jewish Federation of Greater Atlanta (JFGA) for East Point's Naturally Occurring Retirement Communities (NORC) Initiative. The MOU provided \$32,894 in support from the Federation for project management oversight and the provision of services from Fulton for the East Point NORC. The Federation's funds are derived from the Georgia NORC initiative.

Fulton County's required funding match, which involved an in-kind donation of services provided by existing Housing and Community Development Department staff and the fair rental value of space utilized by the NORC program at the H.J.C. Bowden Senior Multipurpose Facility. The program provided transportation, nutrition education, vision screenings, health and wellness education and exercise programs. Services also included \$17,500 in voucher booklets of which \$1,500 includes participant fees managed/processed by Jewish Family and Career Services.

The Office of Grants and Community Partnership

Fulton County Government assures the provision of quality human services to all citizens of Fulton County. This includes citizens who are residents of municipalities within the county.

This task is accomplished in large part by contractual arrangements with nonprofit agencies. The nonprofit community is a vast network of agencies that deliver a continuum of services to general and special populations. Nonprofit organizations play a pivotal role in service delivery, because they are generally community based and community focused entities. Fulton County relies heavily on the nonprofit community to bridge the gaps in the Fulton County human services delivery system.

The 2015 F.R.E.S.H. & Human Services Grant program was a competitive process in which application for funding were received and reviewed for eligibility. Applications were then recommended for funding based on prioritization of needs in the community and pre-established grant budgets. The intent of the F.R.E.S.H. and Human Services Grant was to fund all eligible, quality, community-based applicants who addressed the needs of the community.

The 2015 F.R.E.S.H. & Human Services Grant application was released on February 4, 2015. The due date was March 13, 2015. Six (6) technical assistance workshops were held throughout Fulton County February 16-27, 2015.

F.R.E.S.H. Grant applicants had to address at least one District specific issue within a Fulton County Geographic Commission District(s). Human Services applicants had to address at least one priority issue within one of six (6) funding areas: Aging, Disability, Employment, HIV/AIDS, Homeless and Housing, and Youth and Families.

2015 Human Services and F.R.E.S.H. Grant funding totals are as follows:

Human Services AND FRESH Grant Funding Totals			
	Funded Grantees	Persons to be served	Funding Total
Total Number of 2015 Funded Human Services Grantees	80	224,787	\$3,603,000
Total Number of 2015 Funded FRESH Grantees	74*	4,846*	\$1,850,000
Total Number of 2015 Funded FRESH and Human Services Grantees	154*	229,633	\$5,453,000

*Two programs were funded through a FRESH District 3 RFP

Human Services Grant Funding Totals			
	Funded Grantees	Persons to be served	Funding Total
Number of Funded Human Services Grantees – Aging category	2	540	\$137,000
Number of Funded Human Services Grantees – Disability category	4	708	\$241,000
Number of Funded Human Services Grantees – Employment category	5	194	\$216,000
Number of Funded Human Services Grantees – HIV/AIDS Category	10	1,213	\$467,000
Number of Funded Human Services Grantees – Homelessness and Housing category	31	200,000	\$1,469,000
Number of Funded Human Services Grantees – Youth and Families category	28	22,132	\$1,073,000
Total Number of 2015 Funded Human Services Grant applications	80	224,787	\$3,603,000

FRESH Grant Funding Totals			
	Funded Grantees	Persons to be served	Funding Total
1. Number of Funded FRESH Grantees – District 1	9	777	\$308,333
2. Number of Funded FRESH Grantees – District 2	12	753	\$308,333
3. Number of Funded FRESH Grantees – District 3	5*	455*	\$308,333
4. Number of Funded FRESH Grantees – District 4	17	954	\$308,333
5. Number of Funded FRESH Grantees – District 5	17	906	\$308,333
6. Number of Funded FRESH Grantees – District 6	14	1,001	\$308,333
Total Number of 2015 Funded FRESH Grantees	74*	4,846*	\$1,850,000

Human Services Grant – Aging Funding Category

Clients Projected to be Served - Aging Funding Category	13,000
Clients Served - Aging Funding Category	12,624
Performance Indicators (7 funded programs)	Number of Persons Impacted by performance Indicator
Number of seniors who report or demonstrate improved or maintained optimal health	84
Number of seniors who report or demonstrate increased independence or maintained optimal levels of independence	1,432
Number of seniors who report or demonstrate increased civic engagement	597
Number of seniors who report or demonstrate increased mobility due to senior transportation services	461
Number of seniors who report the ability to stay in residence because of services received through Case Management	1,417

Human Services Grant – Disability Funding Category

Clients Projected to be Served - Disability Funding Category	941
Clients Served - Disability Funding Category	1,555

Performance Indicators (6 funded programs)	Number of Persons Impacted by performance Indicator
Number of participants with disabilities or their families who report gaining protection against discrimination, unequal opportunities and social exclusion	311
Number of hospitalizations resulting from mental or physical health difficulties potentially prevented	96

Human Services Grant – Employment Funding Category

Clients Projected to be Served - Employment Funding Category	676
Clients Served - Employment Funding Category	1,149
Performance Indicators (9 funded programs)	Number of Persons Impacted by performance Indicator
Number of persons who report gaining or demonstrate knowledge and skills that increase chances for employment and promote self-sufficiency	871
Number of participants placed in Employment	202

Human Services Grant – HIV/AIDS Funding Category

Clients Projected to be Served – HIV/AIDS Funding Category	935
Clients Served - HIV/AIDS Funding Category	1,998
Performance Indicators (9 funded programs)	Number of Persons Impacted by performance Indicator
Number of persons who report increased knowledge around reducing the risk of acquiring or transmitting HIV	1,043
Number of persons who report or demonstrate improved health-related outcomes or other “quality of life” measures	724

Human Services Grant – Homelessness & Housing Funding Category

Clients Projected to be Served – Homelessness & Housing Funding Category	190,267
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Clients Served - Homelessness & Housing Funding Category	193,077
Performance Indicators (24 funded programs)	Number of Persons Impacted by Performance Indicator
Number of potential instances of homelessness prevented	10,932
Number of persons experiencing homelessness whose basic survival and immediate safety needs are met	43,518
Number of persons experiencing homelessness stabilized, exhibiting behavioral change and improved personal functioning leading to permanent transition out of homelessness	2,156

Human Services Grant – Youth and Families Funding Category

Clients Projected to be Served – Youth and Families Funding Category	5,516
Clients Served - Youth and Families Funding Category	15,863
Performance Indicators (23 funded programs)	Number of Persons Impacted by performance Indicator
Number of youth who demonstrate academic achievement or related progress	2,912
Number of participants who report or demonstrate increased self-efficacy, perceived control over one's own future; self-esteem and / or confidence in ability	3,583
Number of children and youth that have experienced abuse, neglect or other forms of violence who receive safety, stabilization and emotional /behavioral interventions to prevent further harm	2,240
Number of youth diverted from criminal behaviors	522
Number of youth involved with or at risk for involvement with the Juvenile Justice System who demonstrate decreased or no delinquent behaviors	249
Number of youth educated about the risk factors related to acquiring or transmitting HIV / AIDS	121
Number of youth provided access to nutritious food during non-school hours	764

Fulton County Department of Health and Wellness (FCDHW)

Offered the largest testing site in the state of Georgia. The FCDHW HIV Primary Care Clinic is a Ryan White funded program that provided a range of services. Enrollment in the HIV Clinic offers an individual a full service outpatient clinic with a TEAM approach to educate and support the patient and families living with HIV. Services that county provided were Medical Services, Mental Health and Substance Abuse Services, Dental Services, Case Management and Health Education.

Fulton County Health and Wellness has partnered with representatives from Toys 4 Tots and Santa in a campaign to encourage 60 children and their families to exercise and eat healthy. Fulton County is an active participant in First Lady Michelle Obama's "Let's Move" initiative, which is dedicated to solving childhood obesity.

Although the county does not directly receive HOPWA formula funds, the county took the following actions to provide HIV/AIDS services to eligible Fulton County residents:

As the designated grantee of the HRSA-funded Ryan White Part A Program, the Fulton County Ryan White Program provided resources for a 20 County Eligible Metropolitan Area (EMA). Seventeen agencies were funded through the period March 1, 2015 through February 28, 2016. The agencies were AID Atlanta, Aniz, Inc., Atlanta Legal Aid, Clarke County BOH, Clayton County BOH, Cobb County BOH, DeKalb County BOH, Emory University Midtown Hospital, Fulton Co. Department of Health and Wellness, Grady Infectious Disease Program, Here's To Life, Positive Impact, Project Open Hand, Recovery Consultants and St. Joseph's Mercy Care Services. The EMA population is currently estimated at 5,348,473 persons, comprising 54% of Georgia's population. Of the EMA's population, approximately 66% reside in the five most urbanized counties: Fulton (984,293), Gwinnett (859,304), DeKalb (713,340), Cobb (717,190) and Clayton (264,220). During calendar year 2012, the Fulton County Ryan White Program served 13,626 unduplicated clients across all of the services.

Supported the continuum of HIV/AIDS care through a comprehensive range of core services that included: 1) outpatient primary care provided by physicians and mid-level providers through 11 main healthcare facilities and 4 satellite clinics; 2) local AIDS Pharmaceutical Assistance program; 3) preventative and restorative oral health services; 4) medical case management services; 5) individual and group mental health services including medications; and, 6) substance abuse counseling. Other essential support services which facilitate primary care access and retention in treatment included: peer support and counseling, food, medical, transportation, childcare, linguistic assistance and legal services. These various core and support services are often co-located within the primary care facilities.

Fulton County Health Services was chosen to be a part of a three-year, \$3 million initiative that supports three public health departments (Houston and Philadelphia in addition to Fulton County) to connect more people living with HIV in high-burden communities to the care they need to stay healthy. The initiative was launched at the start of the XIX International AIDS Conference in Washington, D.C. with funding support from the Merck Company Foundation.

- Offered New Client Orientation every other month (January 24th, May 23rd, July 25th, September 26th and November 21st at the

Auburn Avenue Research Library. The orientation consisted of services provided, eligibility/recertification, appointments/walk-ins, medical record releases, rules/regulations, standard of care, Georgia ADAP, patient/provider relationships and support groups.

- Fulton County Department of Health and Wellness provided a Client's First-Our Monthly Newsletter, which features news from the Fulton County Communicable Disease Prevention Program.

In recognition of World AIDS Day, the County's Department of Health and Wellness conducted the following:

Fulton County Announces New Strategy to Fight Aids

While much of Fulton County has seen a decrease in HIV diagnoses, Fulton County has become "one of the epicenters" of the HIV epidemic in the U.S. On December 1, 2015, World AIDS Day, the Fulton County Task Force on HIV/AIDS announced the county's new strategy to end AIDS that includes greater access to free syringes and condoms, more testing in more places and faster access to treatment.

Offered health education and free HIV and Syphilis testing at the Aldredge Health Center, 99 Jesse Hill Jr. Drive, SE, Atlanta, GA 30303 on December 2, 2015.

Human Services Grant allocated \$467,000 to ensure people of all ages in Fulton County engage in behaviors that prevent or minimize the risk of contracting or spreading HIV, and those already living with AIDS are assured safety, emotional support and necessary medical care. This was achieved through:

- o 372 clients receiving HIV / AIDS prevention and education services;
- o 3 clients receiving rental assistance and utility assistance; and
- o 39 food assistance through grocery vouchers or food pantry.

Routine Testing

The county has intensified the effort to increase HIV and sexually transmitted disease screening at high schools and universities in Fulton County. It also seeks to make it a routine "opt-out" test offered at hospitals, outpatient clinics and jails in the county.

Increasing Access

Georgia ranks second among U.S. states in the rate of new HIV diagnoses, while Atlanta is fifth among metropolitan areas, with a steady rise in new diagnoses among young black gay and bisexual men in the last decade. Fulton County chairman John Eaves said the county wants to be "one of the leading jurisdictions in the country" like New York and San Francisco in reversing HIV diagnoses.

Free Syringe Exchange

Heroin use in the Atlanta area is low compared to other cities, but a 2013 study found an increase in heroin and methamphetamine use. These users are at high risk of HIV infection when they share contaminated needles.

Credit Fulton County

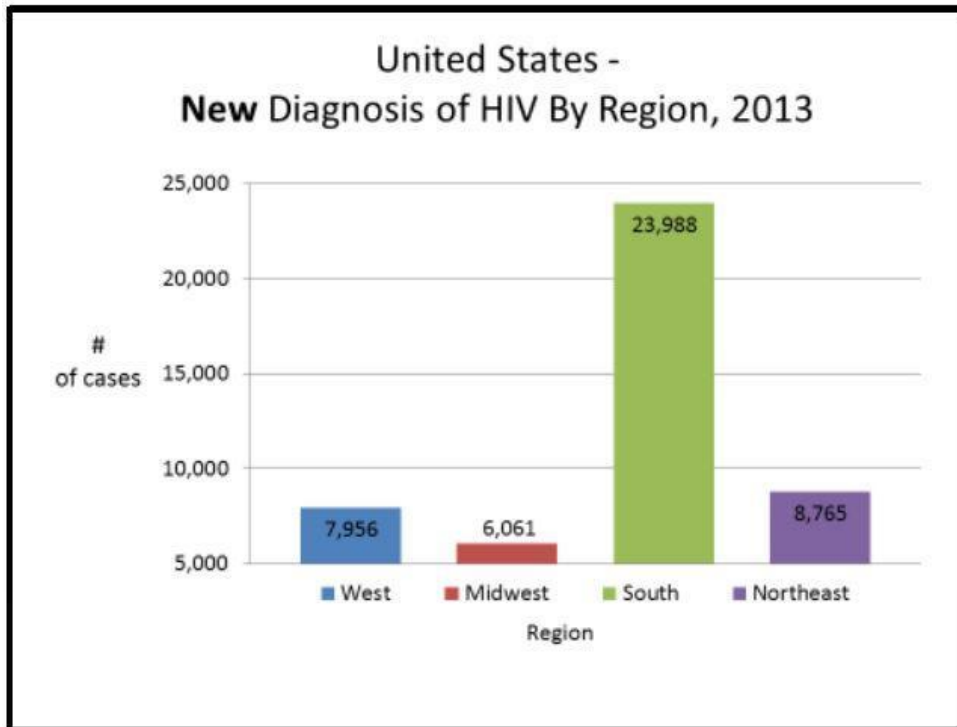
The task force report states, "This is not surprising as Georgia is both a final destination point for drug shipments and a smuggling corridor for drugs transported along the east coast." The report said one objective was to increase access to safe, free and confidential syringe

exchanges as well as substance abuse treatment and to seek funding for these programs.

Condom Distribution

The county has also been increasing the number of condoms distributed by about 10 percent per year since 2012 and the target for 2016 is just below 2.5 million condoms. About 30 percent of condoms distributed would be for HIV-infected individuals, including those who are in Fulton County jails.

The county is taking a close look at San Francisco's "Getting to Zero" model for accelerating access to care for newly-diagnosed HIV patients. Fulton County's goal is to connect patients to care within three days and to get them to continue seeing their doctors. In Fulton County, according to the report, racial minorities, women, adolescents, drug users and the uninsured were most likely to discontinue treatment. The task force wants to expand Medicaid and use of telemedicine as well as look for additional funding for AIDS programs to increase retention rates.



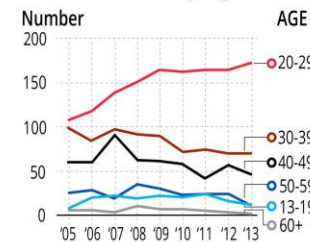
HIV: GEORGIA

According to a 2015 Fulton County Task Force on HIV/AIDS report, Georgia ranks second nationally in new HIV diagnoses with Fulton County seeing a steady rise among young black gay and bisexual men.

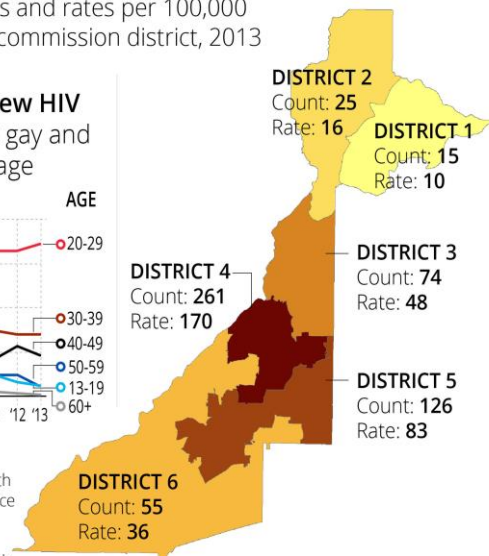
HIV: FULTON COUNTY

New HIV diagnoses and rates per 100,000 people by county commission district, 2013

Fulton County new HIV diagnoses: Black gay and bisexual men by age



Sources: Georgia Department of Public Health HIV Epidemiology Unit, Office of Health Indicators for Planning (OHIP), Georgia Department of Public Health



Credit Fulton County

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Fulton County Housing Authority Initiatives:

Fulton County Housing Authority, property owners and managers, several other area Housing Authorities and private landlords, utilized the Georgia Department of Community Affairs sponsored GeorgiaHousingSearch.org. This online listing and locator service for affordable rental housing provides an opportunity to market affordable rental units free of charge, provides a convenient resource to prospective renters to locate affordable and accessible housing and obtain community resource links along with locating housing information. Property owners and housing authorities can register and manage their listings online or via phone and fax. Specific property information may highlight amenities, accessibility features for individuals with physical disabilities, acceptance of Housing Choice Vouchers and the distance to recreation, shopping and public transportation. It also allows prospective tenants to access directions. Many listings also feature photographs. This website is free, searches can be conducted in both English and Spanish, and the site is updated by owners/property managers at least bi-weekly with vacancy information.

Fulton County Housing Authority utilized GoSection8.com. Gosection8.com provides an enhanced program to list rental properties on line. Listings are available to potential Housing Choice Voucher tenants seeking apartment units, duplexes, single-family homes or townhomes in the private market.

Office of Children and Youth

Continued the following programs under the Office of Children and Youth to reach a wide array of needs from childhood development, inclusion programming and youth advocacy, counseling, and conflict resolution. Each program coordinates with other mainstream housing and supportive services resources, which may include the use of committee leveraging from public and private resources including Atlanta Habitat for Humanity, Atlanta Public Schools, Apex Museum, Atlanta Metropolitan College, Atlanta Technical College, Boys and Girls Clubs of Metro Atlanta, Camp Village, Creditability, Faith based organizations, Fresh Grant Recipients, Fulton County District Attorney's Office, Fulton County CASA, Fulton County Charter Schools, Fulton County Cooperative Extension, Fulton County Department of Family and Children, Fulton County Health and Wellness, Fulton County Human Service Grant recipients, Fulton County Government Libraries, Fulton County Office of Workforce Development, Fulton County Marshall Department, Fulton County Parks & Recreation, Fulton County Police Department, Fulton County Private Schools, Fulton County Public Schools, Fulton County Sheriff Department, Georgia Association on Youth Children, Hapeville Police and Fire Department, Herzing University, Metro Financial Capability Network, Metropolitan/Atlanta Violence Prevention Partnership, New Calvary Missionary Baptist church, Nonprofit organizations, Project Community Connections, Inc., Our House, Inc, Salvation Army-Faqua Unit, Stable Families Community Coalition (SFCC), University of Georgia Fulton County, and Visions, Inc.

Kinship Care Program:



The Fulton County Kinship Care Program addresses the unique needs and challenges that Fulton County children and youth face when they are raised by relatives. The goal of the program is to enhance the opportunities of Fulton County children and youth to succeed in society through the provision of supportive services and activities. The program provides resources to reduce educational, emotional, psychological and financial challenges children face while under the care of relatives.

Impact:

68 children and youth received services as follows:

- 25 elementary participants attended Home Depot Kid Workshops that taught them how to build airplanes, birdhouses, and flowerpots
- 23 middle and high school participants attended career exploration and college financial aid presentations with community professionals and organizations
- 27 elementary participants received summer camp assistance that paid for up to six weeks for recreational activities

- 7 guardians attended parenting workshops that focused on discipline and were provided with various discipline techniques
- 6 high school students attended job readiness workshops and received on job training and summer employment

Partnership on Youth



This is a partnership on children and youth that consists of non-profit agencies who receive either a Human Services Grant or FRESH Grant. This program is a bridge between Fulton County Government and Fulton County Children and Youth that receive services. The program provides monitor services provided by agencies to ensure compliance with their scope of duties, safety of facilitates and ensure funding is used for the purposes stated in the grant application. These agencies meet quarterly and participate in trainings utilizing guest speakers on topics that enhance the delivery of services. The program also provides capacity building for community outreach through conferences to children and youth.

Impact:

- 50 performance standard audits on Fulton County Human Services Grantees.
- Partnership on Youth served 450 students.
 - The ‘Don’t Touch the Fire’ conference served as a platform for youth to understand the potential outcomes of negative or criminal behavior. It aligns with the ‘All People are Safe’ strategy as well as present alternatives to productive lives through economic opportunities.
 - The Emerging Leaders Conference served as a platform for high achieving youth Fulton County-wide to join together to address issues facing youth locally, nationally and internationally.

S.T.A.R.T. (Services to Advance, Reach and Teach Youth)



START is a System of Care that promotes family stability through services to enhance educational objectives and improve family relationships. The program refers children and families to community resources. START works in collaboration with public agencies, community partners and the faith-based community to ensure the development of successful families.

Impact:

The program has served 84 participants.

- 100% of eligible teens obtained summer employment via Workforce Development
- 100% of eligible teens attended a 72 hour Job Placement Training Program
- 50% of participants completed expanded food and nutritional education program
- 54% Increase in Health, Fitness and Parenting Skills
- 73% Retention Rate – 75% Goal
- 310 People attended Spring Health Fair at BEST Academy
- 45% of parents enrolled in GED Class

The Call to Womanhood

Youth Leadership Academy for Girls



Priceless University



The Call to Womanhood program is designed to engage rising third grade female youth through a comprehensive project based leadership curriculum in a Saturday Academy Format. Students meet for a five (5) hour Saturday session twice a month; academy includes delivery of a structured leadership curriculum, hands-on activities, and a monthly Leadership Speaker Series. Students will also have special events and field trips throughout the year. The academic year program will also be augmented by a six (6) week Summer Camp. Leadership participants participate in a rigorous, structured program that focuses on developing the next generation of female leaders by exposing young girls to nontraditional career fields and roles for women in the areas of Science, Technology, Engineering and Mathematics (STEM). Youth Leadership Academy cultivates necessary social etiquette skills, and encourages economic literacy and entrepreneurial drive. Furthermore, the Fulton County Youth Leadership Academy for Girls will provide participants the opportunity to hear stories and lessons of accomplished businesswomen and civic leaders, in addition to a plethora of civic engagement activities, site visits, and field experiences.

The Call to Womanhood program, Priceless University is a “college prep” program centered on self-enrichment and self-development courses that will equip participants with the tools to reach their priceless potential outside of academics. The program emulates a college university system as participants take courses on various topics that address self-esteem, self-confidence, public speaking and an array of other courses in an attempt to identify the natural gifts and talents of participants. The program also places a focus on college readiness through resume writing workshops, business etiquette alongside career placement assessments. Priceless U is designed to impact female youth through a curriculum with weekly classes that will ultimately enhance the knowledge and skill sets of participants while exposing their priceless qualities. The program includes Tuesday classes during the academic school year, and special events.

Impact:

The program has served 50 participants.

- Pre and posts tests have indicated 90% improvement in their social skills, financial literacy, and leadership skills improved by 80%.
- 38 girls completed job shadowing.
- Fulton County’s Youth Leadership Academy served as a benchmark for DeKalb County’s Youth Leadership Academy which offers educational enrichment, community service and leadership development to youth free of cost

Youth Leadership Academy – Boys



This program empowers young males to become socially responsible and effective leaders capable of positively transforming and serving their communities as they grow personally in character and spirit. The mission is to provide comprehensive leadership and entrepreneurial skills to Fulton County’s emerging youth leaders to ensure they can successfully navigate the challenges and opportunities of our increasingly changing society. The program motto is Leadership, Service, and Excellence.

Impact:

Program served 75 participants

- 100% of participants received academic honor and community recognition like Principal’s list, Science Fair Awards, Leadership Awards, etc.

- 80% of participants have started their own profitable businesses or engaged in entrepreneurial activity since the start of the program. Based on parent surveys and demonstrations.
- 125 youth participated in the Annual One Humanity Conference and over 98% passed their education breakout session post assessments.
- Recruited 45 new Leadership Fellows 3rd through 8th grade.
- 100% of parents state they have witnessed positive changes in their youth as a result of the program; based on parent feedback

Fulton County Youth Commission



The Fulton County Youth Commission is a leadership and community service program that encourages Youth to become involved in government. The Youth advocate on behalf of children and youth to address the issues of violence, health, education and safety. The Youth Commissioners present issues to Fulton BOC, citizens of Fulton County, City of Atlanta School Board and State Legislature. The group served in the areas of protecting the environment, health and nutrition, and participated in community services.

Impact:

The program served 31 participants

- **Prom Safety Initiative**
The purpose of the “Prom Safety Campaign Contest” is to prevent the occurrences of motor vehicle fatalities and activity of drinking, drugs and violence during prom season. As a result of the prom safety initiative, participants increase their chances of having a safe and enjoyable experience.
Projected Served: 5,000 Students - Fulton County and Atlanta Public Schools
- **Youth Commission College and Career Guide**
The purpose of Youth Commission College and Career Guide is to provide resources that help teens further their education and broaden their horizon as it relates to career paths. The objective is to increase high school completion rates and minimizing the

number of dropouts. Copies of the Youth Commission College and Career Manual have been distributed to all Fulton County libraries, college resource centers and youth based organizations in each district. Handbooks were also hand delivered per Youth Commissioners to high school counselors and career advisors. All materials are also made available for electronic download on over a dozen school websites.

Projected Served: 2,000 Students
Fulton County and Atlanta Public Schools

- Money Smart

This is a national initiative to engage families on how to save and manage money. The program is a partnership with non-profit organizations and national banks.

Projected Served: 500 Parents and Children

- HOPE (Helping Other People Everyday) Campaign

To help address the homelessness in Fulton County, primarily amongst low-income families by providing resources and guidance needed to overcome circumstances. This project disseminates the essential services offered by Fulton County and local service providers to low income pockets and impoverished areas of Fulton County.

Project Served: 1,500 people served

- N.E.O. (Not Even Once) –

Drug Prevention School Tour

To prevent youth from engaging in drug usage through the education of effects of ATOD on the human body and the knowledge of criminal offense/consequences for possession, distribution, etc

Project Served: 1,000 people served

- Anti-Violence Campaign

Anti-Bullying Tip Sheet for Students and School Staff

This is a tip sheet of information on how to prevent and address occurrences of in school bullying. Youth Commissioners encourage students and school staff to enact in school systems and youth lead committees for peer to peer prevention of bullying.

Project Served: 2,000 people served

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Fulton county performs different functions in the fair housing spectrum. Primarily, it takes action within its own programs to promote compliance with the fair housing laws. Secondly, the county takes actions to comply with fair housing laws. Third, it strives to educate and inform the citizens of Fulton County of their fair housing rights. Fourth, the county coordinates fair lending efforts through public and public/private partnerships with other governmental and quasi-governmental organizations, lending professionals and developers, to increase

communication, exchange ideas to forge partnerships, and provide services and information to the public. Fifth, CDBG funding of \$30,000 was provided to Metro Fair Housing Services, Inc. Metro Fair Housing leveraged additional funding in the amount of \$462,075.00

This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex religion, familial and handicap status. They investigate tenant/landlord and fair housing complaints and provide fair housing education. Clients are direct referrals and walk-ins. Monthly reports are obtained detailing activities, the type of service provided, and beneficiary information.

HUD's Office of Fair Housing and Equal Opportunity is not alone in its fight to ensure that everyone has equal access to the housing of their choice. There are several agencies dedicated to fair housing and they participate under HUD's Fair Housing Initiatives Program (FHIP) and HUD's Fair Housing Assistance Program (FHAP). HUD provides FHAP funding annually on a noncompetitive basis to State and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act. This financial assistance supplements the enforcement activities. In the State of Georgia, there is one agency for each entity that participates in the Fair Housing Assistance Program (FHAP) and conducts investigative and enforcement functions on behalf of HUD. For Fulton County this agency is Metro Fair Housing Services, Inc.

At the beginning of an agency's participation in the FHAP, HUD provides a flat amount of funds for capacity building. Following the period of capacity building, HUD provides agencies with funds for complaint processing, administrative costs, data and information systems, technical assistance, education and outreach, special enforcement efforts, training, and other projects designed to enhance the agency's administration and enforcement of fair housing laws. The intent of the Fair Housing Assistance Program (FHAP) is to build an intergovernmental enforcement effort to further fair housing at the State and local level by providing funding assistance for State and local fair housing enforcement agencies to increase the administration of fair housing laws. HUD refers all complaints alleging a discriminatory housing practice within the jurisdiction of the State to the State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO).

Fair housing organizations and other non-profits that receive funding through the Fair Housing Initiatives Program (FHIP) assist people who believe they have been victims of housing discrimination. FHIP organizations partner with HUD to help people identify government agencies that handle complaints of housing discrimination. They also conduct preliminary investigation of claims, including sending "testers" to properties suspected of practicing housing discrimination. Testers are minorities and whites with the same financial resources, who evaluate whether housing providers treat equally-qualified people differently.

There are three enforcement agencies that exist in Georgia:

1. State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO) - A state agency established by the Georgia General Assembly as a neutral administrative agency to govern and enforce the administration of the Georgia Fair Housing Law. The principal function of the GCRD-GCEO is to receive, investigate, and pass upon charges of unlawful discrimination occurring anywhere within the State of Georgia in the areas of employment, housing, and public accommodations;

2. Metro Fair Housing Services, Inc. - Metro was organized in 1974 to combat blockbusting and has been in continuous operation since that time ; and
3. Savannah-Chatman County Fair Housing Council, Inc. - The Savannah-Chatham County Fair Housing Council is a non-profit organization that began in 1994. The mission of the organization is to provide all citizens in Savannah, Chatham and surrounding counties, within constitutional limitations, fair housing services that will result in the protection of equal housing opportunity from discrimination based on race, color, national origin, sex, religion, familial status or disability.

During FY 2015, Fulton County continued its implementation of the elements of the County's Fair Housing Action Plan by working with its primary fair housing service provider, Metro Fair Housing Services, Inc., (MFHS). The County annually funds MFHS through its CDBG Program. In turn, MFHS provided the following fair housing services and promoted fair housing for Fulton County in 2015:

1. Fair Housing Activity in partnership with Johns Creek Government was presented on the following dates at the addresses listed:
 - Tuesday, February 24, 2015
Ocee Library
5090 Abbotts Bridge Road
Johns Creek 30005
 - Tuesday, March 10, 2015.
Park Place Senior Facility at Newtown School
3125 Old Alabama Road
Johns Creek 30022

Metro Fair Housing Services provided a presentation on Fair Housing at both meetings.

2. Conducting complaint-based intake of fair housing and related issues for households in Fulton County, outside the City of Atlanta. Fulton County residents who filed lending complaints were assisted by Metro Fair Housing Services with referrals to Atlanta Legal Aid Society Inc.'s Home Defense Program, CredAblity/Consumer Credit Counseling Services, and alternative mortgage programs and lenders. The complaints consisted of the following:

Complaints Received: 67	
Tenant/Landlord	60
Fair Housing	7
Disabled Clients	20

3. The sixty-seven (67) households served are broken down as follows:

Low-Moderate Income	2
Low-Income	6
Very Low-Income	15
Extremely Low-Income	44

4. Assisted the County in the Housing and Informational Sessions.
5. Continued outreach to the Hispanic community by providing flyers and brochures in both Spanish and English and the appearance by staff on a local Spanish radio station to describe fair housing services and answer questions from listeners.
6. Continued its predatory lending education and outreach program. Ten workshops were given on fair housing and related issues, with 167 attendees. Topics included predatory lending, pre-purchase counseling, and loss mitigation. They were held in Fulton County, outside the City of Atlanta.

Date	Collaborations	Topic	Comments
02/19/2015	Fulton County Tax Assessors	Participated in Property Tax Exemptions for Seniors Seminar and Housing Counseling Services at New Beginnings Senior Center	34 Attendees
04/28/2015	Fulton County Staff and College Park Library Staff	Conducted Seminar on First Time Home buying	10 Attendees
06/11/2015	Fulton County Staff	Conducted Seminar on Housing Resources – Buying a Home and Resources for Homeowners	37 Attendees
07/14/2015	Fulton County Staff	Conducted Seminar on Help for the Struggling Homeowners	2 Attendees
07/24/2015	Fulton County Staff	Participated and had table in Housing Fair Event at the Loudermilk Center	47 Attendees

The Department of Housing and Community Development has a full time staff person to assist with counseling services. Fulton County General Funds allocated for the staff person is \$74,000. This staff person provided counselor-to-client assistance that addressed unique financial circumstances and housing issues, raised awareness about critical housing topics and focuses on overcoming specific obstacles to achieving a housing goal. Specific Housing goals included repairing credit, addressing a rental dispute, purchasing a home, locating cash for a down payment, raising awareness of predatory lending practices, fair lending and fair housing requirements, finding units accessible to persons with disabilities, avoiding foreclosure, or resolving a financial crisis. Concerted efforts continued to be made to inform local governments, nonprofits, for-profit developers, public housing authorities and others about the affirmative marketing requirements of all the federal funded programs.

Fulton County monitored the implementation of all Affirmative Marketing Plans developed by HOME recipients to ensure full compliance with the County's affirmative marketing goals. Fulton County conducts routine site visits to funded projects. An integral part of the visit is the on-site review of documentation of the project's participation in the Affirmative Marketing Plan. Documentation is required and submitted to confirm that the required marketing efforts are taking place.

Continued the partnership with Atlanta Legal Aid. Atlanta Legal Aid is under contract with Fulton County's Office of Housing and Community Development to serve the needs of the citizens of Fulton County to elicit legal assistance and provide scam prevention information. Referrals are obtained through advertisement, brochures, literature, community outreach meetings, citizen public hearings, and counseling sessions.

Participated in the Georgia DCA prepared Fair Housing webinar presented by Metro Fair Housing.

Continued the collaborative partnership with the Center for Pan Asian Community Services in several capacities. The partnership assisted the County in efforts to expand outreach to minorities that we did not serve and those who least applies for county programs. CPACS serves as an information and referral agency providing Fulton County's Housing and Human Service information such as program information brochures, and advertise public notices and Citizen Participation Meetings.

The County continued using Friends of Disabled Adults and Children (FODAC) as information and referral agency providing Fulton County's Housing and Human Service information such as program information brochures, and advertises public notices and Citizen Participation Meetings.

Sponsored Housing and Informational Outreach Sessions which assisted seniors and other citizens learn how to make sound financial decisions about their homes.

Continued to participate in the Piece by Piece Initiative with other Housing Partners and several metro Atlanta jurisdictions in regularly scheduled meetings to share best practices on foreclosure response, code enforcement and discussions on new and innovative solutions to

respond to the aftermath. Piece by Piece is a Regional Foreclosure Initiative designed to spur strategic action from the many regional stakeholders who care passionately about protecting the long-term future of their neighborhoods and communities. The leadership team includes: Atlanta Neighborhood Development Partnership, the Atlanta Regional Commission, CredAbility, Enterprise Community Partners, Federal Reserve Bank of Atlanta, the Greater Atlanta Home Builders Association, The Home Depot Foundation, and the National Housing Conference and NeighborWorks America. Details of the initiative are located on the Atlanta Regional Commission website: www.AtlantaRegionalHousing.org. The County has committed to being an active partner. Goals of the group included the following key objectives:

- (1) Provide up-to-date status of Metro Atlanta's foreclosure crisis and ways to take action to help address it;
- (2) Offer opportunities for coordination and best practice sharing; and
- (3) Encourage public commitments on goals and actions that will be taken over the next three to five years to address the foreclosure crisis.

The Housing Authority of Fulton County as a provider of affordable housing within the state of Georgia has taken steps to implement policies and procedures to ***Affirmatively Further Fair Housing***.

Eliminate Barriers to Affordable Housing

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County in 2015 were:

- ☐ Limited credit available to buyers and tighter underwriting standards
- ☐ Land costs
- ☐ Local building codes and zoning regulations
- ☐ Lack of sufficient incentive programs for private investments
- ☐ Reduction of federal funded programs

The county strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

The Housing Authority of Fulton County receives funds from the HOME Program to administer the Tenant Based- Rental Assistance (TBRA) Program that parallels the Housing Choice Voucher (HCV) Program. When TBRA funding is available, rental assistance is offered to applicants on the Fulton Industrial Blvd Homeless waiting list and applicants are taken off of the HCV waiting list. Rental subsidies are provided to chronically homeless individuals/families for up to 24 months while the household engages in a self-sufficiency program. The Housing Authority of Fulton County assisted a total of fifty-six (56) chronically homeless individuals/families in 2015.

The following initiatives were undertaken in 2015 to address barriers to affordable housing:

- Continued funding for HUD-approved counseling agencies to deal with the foreclosure and housing crisis.
- Fulton County continued its efforts to increase lender participation in homeownership assistance programs and market the programs.
- Continued down payment assistance to potential homeowners.
- The county continued providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization.
- The Office of Grants and Community Partnership provide \$568,175 of Human Services Grant dollars to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence. This was achieved through:
 - ☐ Providing 3,891 homeless families (women and children) receiving housing assistance services;
 - ☐ Providing 7,813 clients receiving services that provided affordable housing options;
 - ☐ Providing 83,016 homeless individuals and families receiving supportive services

Fulton County Housing and Community Development Department applied for and received funding under the Georgia Department of Community Affairs' Housing Counseling Program. The Grant for DCA covers the period of October 1, 2014 through March 31, 2016. Fulton County was awarded \$20,000.00 to provide housing counseling services in accordance with the HUD Handbook. The funds provided pre- and post-purchase, foreclosure prevention or individual counseling sessions. The follow chart required for the HUD 9902 outlines clients that were served by Fulton County HCD.

Fulton County: Housing Counseling Activity Report

Period: FY 2015 (October 1, 2014 to September 30, 2015)

Ethnicity	Clients
Hispanic	0
Non-Hispanic	70
Chose Not to Respond	0
TOTAL	70
Race of Clients	
American Indian/Alaskan Native	
Asian	
Black or African American	69
Native Hawaiian or Other Pacific Islander	
White	
Multi-Race	
American Indian or Alaska native and White	
Asian and White	
Black or African American and White	1
American Indian or Alaska Native and Black or African American	
Other multiple race	
TOTAL	70

Income Levels	Clients
< 30% of Area Median Income (AMI)	16
30 - 49% of AMI	12
50 -79% of AMI	26
80 – 100% of AMI	6
>100 % AMI	10
Chose not to respond	
TOTAL	70

Rural Area Status	Clients
Household lives in a rural area	0
Household does not live in a rural area	70
Chose not to respond	0
TOTAL	70

Limited English Proficiency Status	Clients
Household is Limited English Proficient	0
Household is not Limited English Proficient	70
Chose not to respond	0
TOTAL	70

Households receiving One-on-One Counseling by Purpose	Clients
Homeless Assistance	0
Rental Topics	0
Pre-purchase/Homebuying	30
Home maintenance and Financial Management For Homeowners (Non-delinquent Post-Purchase)	11
Reverse Mortgage	0
Resolving or Preventing Mortgage Delinquency or Default	29
TOTAL	70

Impact and Scope of One-on-One Counseling Services	Clients
Households that gained access to resources to help them improve their housing situation (e.g. down payment assistance, rental assistance,	22

utility assistance, etc.) after receiving Housing Counseling Services.	
Households that received pre-purchase/homebuying counseling and purchased housing after receiving Housing Counseling Services	7
Households that received non-delinquency post-purchase counseling that were able to improve home conditions or home affordability after receiving Housing Counseling Services.	12
Households that prevented or resolved a mortgage default after receiving Housing Counseling Services	29
TOTAL	70

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring encompassed compliance with applicable Federal and state laws and regulations, including but not be limited to: 24 CFR Part 570 (Entitlement Grants Regulations, OMB Circular A-87, OMB Circulars (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," and with OMB Circular A-110, "Uniform Administrative Requirements for Grants and Agreements With Universities, Hospitals and Other Nonprofit Organizations". Performance was measured against project timetables and objectives specified in contracts or cooperation agreements executed between the County and each sub-recipient.

Monitoring Plan

The Department of Housing and Community Development staff have developed and put into place a complete system for monitoring its sub-recipients for all programs. In general, monitoring emphasizes the evaluations of progress, performance, and compliance with applicable regulations and procedural requirements. The County carried out housing rehabilitation, homeownership and homeless assistance programs. At every step of the process, HCD staff provided hands-on assistance to program recipients, answered questions and helped solve problems.

Monitoring System

Annually, monitoring is tasked as an assignment of each individual Project Manager of a sub-recipient in receipt of the County's Federal Program funds. The staff members are under the supervision of a Community Development Manager, Deputy Director, and Director of the Department of Housing and Community Development. Fulton County requires sub-recipients to submit monthly status reports on their projects. The County also conducts an annual internal audit of the CDBG, ESG and HOME programs. These audits are coordinated through the County's Finance Department.

The monitoring system included:

- (1) **Risk Analysis of Sub-recipient:** Staff analyzes existing and new sub-recipients of Fulton County Federal program funds to determine strengths and weaknesses in the administration and implementation of grant allocations. Areas to be analyzed include, but are not limited to: program management capabilities, grants administration, financial reporting, and record maintenance; prior experience with the Federal program administration, progress of previously funded Federal projects, knowledge of CDBG, HOME and ESG program regulations; and level of technical assistance needed to carry out proposed funding activities.
- (2) **Annual Monitoring Schedule:** Each project manager develops a monitoring schedule for each project assigned and coordinates this schedule with the sub-recipient. Each project manager develops a monitoring schedule for their respective sub-recipient project/activity. It is required that sub-recipients be monitored on-site at least once per program year.
- (3) **Performance Reports:** Sub-recipient performance reports are routinely required in all written sub-recipient agreements. CDBG project managers require reports on a monthly basis from all sub-recipients. When performance reports are not received as scheduled, the staff will contact the sub-recipient directly, both verbally and in writing, to request the applicable report.

Additionally, the Department of Housing and Community Development staff maintains monthly project management reports. The monthly project management report contains current information on the activity of each federally funded project. Staff compiles and maintains the information on a consistent and regular basis.

(4) Procedures for Reviewing Financial Management and Procurement: The Housing and Community Development staff utilizes a monitoring check-list form to review how sub-recipients are managing the financial aspects of projects for which the County disburse funds. Special attention is given to program income guidelines, administrative cost expenditures, identifying needs for and provision of technical assistance, financial analysis capabilities, receipt and review of the A-128 and A-133 audit reports, as well as monitoring of sub-recipient procurement practices.

(5) Training and Technical Assistance: An individual or group training and/or technical assistance session is provided by the Department of Housing and Community Development staff to sub-recipients who are receiving CDBG and HOME funds for the first time, as well as for those identified as high risk. High risk sub-recipients may include new and/or familiar grantees. This program specifically addresses the needs of federally funded sub-recipients in the administration of grants or loan funds and the understanding of relevant Federal regulations and requirements governing the use and management of these funds. All sub-recipients and applicants receive, as a reference tool, a Program Manual outlining program procedures, requirements and regulations.

(6) Procedures for Correcting Deficiencies: Monitoring results of all sub-recipients occurs through formal letters. The letters will inform the sub-recipients of areas of concern or non-compliance and recommendation or suggestion methods of correction.

Program Specific Monitoring CDBG

Under the CDBG Program, Fulton County Housing and Community Development enters into binding Cooperative Agreements with several local jurisdiction in the County (except for the Cities of Atlanta, Johns Creek, Roswell, and Sandy Springs) for participation in the Community Development Block Grant (CDBG) program. Such agreements are useful tools for insuring compliance with program provisions by the County and the Cities. Additionally, these agreements provide a basis for enforcing program requirements and for identifying remedies in the event of a breach of the provisions. Elements contained in these agreements are inclusive of, but not limited to:

- Rules and Regulations
- Project Implementation Schedule
- Type of Activity
- Terms and Conditions
- Program Requirements
- Procurement
- Budget – Office of Management and Budget (OMB Circulars)
- Scope of Services/Statement of Work
- Reporting Requirements

- Reimbursement Requests
- Section 3
- Fair Housing
- Environmental
- Citizen Participation

Fulton County Community Development staff also completes on-site monitoring of its CDBG projects at a minimum of one time per year. Some projects require additional on-site technical assistance during implementation. The project manager assigned to the individual project determines the need for additional monitoring or technical assistance. Activities that are determined to be high risk are monitored more regularly. Policies established are to ensure compliance with regards of applicable project eligibilities and national objectives. All sub-recipients (participating partners) will provide the County vouchers, invoices, progress reports, and any statistical data required to obtain reimbursement. All materials must be project specific to include invoices for materials purchases, labor records, scope of the work performed and data to evidence project costs. Documentation will also include performance status reports, a description of the services performed and a breakdown of project beneficiaries by income, age, residence ethnic background, and disability.

A monitoring report is completed for the following compliance areas:

- Environmental;
- Eligibility;
- Fair Housing;
- Immigration
- Civil Rights and Equal Opportunity;
- Minority Women and Business Enterprises
- Financial and Audit;
- Federal Labor Standards;
- Acquisition and Relocation, Section 104(d);
- Interim and Final Audit;
- Final Benefit Count/Beneficiary Information;
- Housing Rehabilitation Standards and Policies;
- Lead Based Paint Hazard Reduction Regulations, and
- Citizen Participation

In additional, staff conducts onsite technical assistance visits at a minimum of three (3) a year with each recipient of funds. If during the monitoring of expenditures, funds are not disbursed timely, funds may be reprogrammed during the year to meet the timeliness of funds. CDBG Projects were monitored in accordance with the execution of contractual agreements.

HOME

Monitoring is conducted either annually, bi-annually or every three years based upon the number of units to ensure that HOME funds are

used in accordance with all applicable Federal requirements. The scope of monitoring depends on the type of the activity and all activities that are operated under HOME maintain a separate monitoring schedule.

The primary goals for monitoring include:

Ensure production and accountability;

Ensure compliance with HOME and other Federal requirements; and

Evaluate organizational and project performance.

Responding to community needs, and

Maximizing the use of resources

An additional goal for monitoring is the collaboration of Fulton County with the Georgia Department of Community Affairs to conduct monitoring visits on those projects that have both HOME and Low-Income Housing Tax Credits funds.

The basic elements of the monitoring visit include sending a formal notification letter, confirmation of monitoring dates, scope of the monitoring and information needed for review during the monitoring visit. Fulton County carries out on-site monitoring for all rehabilitation projects on a random basis preferably three to four times during rehabilitation work depending on the scope of the job. Monitoring for all programs should be directed to but not limited to:

Management system for oversight of HOME-assisted multifamily properties

Monitoring includes a review of the management and operation of each HOME assisted project. Certification Statements verifying compliance with the income targeting requirements for tenant-based rental assistance (TBRA) and HOME-assisted multifamily properties have been developed. These statements will be signed and enclosed in each project file. Copies of Land Use Restriction Agreements (LURA) and Low Income Housing Tax Credits (LIHTC) for multifamily projects will also be in the files. The HOME Final Rule (24CFR part 92) and the Code of Federal Regulations regulate the financial management and administration of HOME projects.

Income targeting requirements

Documentation under regulations 92.216, 90% of the total households assisted through the rental or TBRA program have incomes that do not exceed 60 percent of the area median income. Twenty percent of the HOME-assisted rental units must be occupied by families who have annual incomes that are 50% or less of median incomes. Documentation for the applicants to insure that they were low-income and eligible for HOME funds will be in each file. The County will include a certification statement in all project files.

Site and neighborhood standards

Documentation under regulations 92.202, in carrying out the site and neighborhood requirements with respect to new construction of rental housing, the County will make the determination that proposed sites for new construction meet the requirements in 24 CFR 983.6(b). Documentation will be in the file indicating findings. The County will comply with the applicable provisions of Title VI of the Civil Rights Acts of 1964, The Fair Housing Act, E.O. 11063, and HUD regulations to promote greater choice of housing opportunities.

Maximum per-unit subsidy

Documentation under regulations 92.250(a); all HOME assisted units do not exceed 221(d)(3) limits for elevator type housing and the Field Office of HUD may increase per-unit subsidy limits to 240% on a program-wide basis. Fulton County will comply with the applicable maximum per-unit subsidy standards.

Property standards

Documentation will be in the file indicating that the projects have been inspected by the County's inspectors and/or a third party inspector. The County will include a certification statement in all project files to certify compliance with the applicable property standards.

1. Lead-Based paint poisoning prevention act 42 U.S.U. 4831-5 et al and HUD implementing regulations at 24 CFR part 35
2. Historic Housing Rehabilitation and new construction in historic districts
3. Accessibility: Must meet regulations referred in 24 CFR Part 5.015(a).
4. Easy living standard: applicants are encouraged to apply this standard

HOME rents limits

In accordance with regulations 92.252, rent cannot exceed 30% of the adjusted income of a family whose annual income equals 65% of the median income for the area, and if the unit receives Federal or State project-based rental subsidy the family must be very-low income (not to exceed 50% of the median income for the area), and the family must pay no more than 30% of adjusted income for rent. Documentation will be in the file indicating applicants are eligible for HOME funds.

Maximum sales price

Documentation under regulations 92.254(a)(2)(i), in the case of acquisition of newly constructed housing or standard housing, the purchase price for the type of single-family housing, cannot exceed 95% of the median purchase price for the area. The County will keep documentation of each home sold that will be occupied by low- to moderate-income families.

Affirmative Fair Housing Marketing Plan

All applicants seeking funding proposing four or more units must have an Affirmative Fair Housing Marketing Plan (AFHMP) prepared in compliance with Fair Housing Laws, and HOME requirements.

An opportunity for prospective buyers to indicate how they became aware of the affordable housing opportunity;

The owner must display the fair housing opportunity logo or slogan in a high traffic area of its central office;

The applicant must develop or assign for the development of communications materials.

Fair Housing, Equal Opportunity and Accessibility Laws

Applicants must comply and certify with any and all federal, state and local laws relating to fair housing and equal opportunity, including but not limited to those listed below:

The Federal Fair Housing Act 42 U.S.C. §3601 et seq. (1968))

The Georgia Fair Housing Act O.C.G.A. §8-3-200 et seq, section 804(a-e), 805, 806

Title VI Civil Rights Act - 1964 42 U.S.C. 2000d)

Title VIII Civil Rights Act - 1968 42 U.S.C. 3601 et seq.

Minority Business Enterprise Executive Orders 11625, 12432, and 12138

Age Discrimination Act of 1975 42 U.S.C. §6107

Section 504 of the Rehabilitation Act of 1973 29 U.S.C. §794

Americans with Disabilities Act of 1990 (ADA) 42 U.S.C. §12116 et seq.

Section 3 of the Housing and Urban Development Act of 1968 12 U.S.C. 417 1 U et seq.

Executive Order 11063 as amended by Executive order 12259

Affirmative Marketing in accordance with HOME Final Rule at 24 CFR 92.351

The Housing for Older Persons Act of 1995 (HOPA) final regulation 1999 effective on May 3, 1999.

Executive Order 12138-("National Women's Business Enterprise Policy")

Executive Order 12432: National Priority to Develop Minority and Women Owned Businesses of Oct. 13, 1971, appear at 36 FR 19967, 3 CFR, 1971-1975 Comp., p. 616

Executive Order: 11625, "National Program for Minority Business Enterprise.

Executive Order 13166 "Improving Access to Services for Persons with Limited English Proficiency" August 11, 2008..

Age Discrimination Act of 1975.

Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity

Record keeping requirements

Documentation for the applicants, under regulations 92.508(a) (3), demonstrating that they were low-income and eligible for HOME funds, will be contained in each file. The County will include a certification statement in all project files to certify the applicant's income status and acknowledge that they are eligible for HOME funds.

Davis-Bacon

Every project approved that includes 12 or more units assigned with HOME funds must contain a provision requiring payment of not less than the wages prevailing in the locality to all laborers and mechanics employed in the development of any part of the housing.

Financial Management: Federal OMB Circulars A-133, A-87, A-122

Results of monitoring activity in 2015:

2015 Recipient Monitoring

The following monitoring was conducted during the program year.

<u>Project/Activity</u>	<u>Requirement</u>	<u>Dates</u>							
Tenant Based Rental	Annually	10/14/14 to 02/13/15							
	tenant eligibility on-going	8 months of monthly visits Jan- Aug 2015							
Homeownership Program/HOP	Affordability tracking for all years	Dec 2015-195 mail-outs							
	Client Eligibility	On-going / review of submittal packages							
	Lien Release	On-going as the affordability expires							
Rental Development/ CHDO	Depends on type of activity and based on unit count in property and conduct inspection sampling of at least 15 percent to 20 percent and a minimum of one unit in every building.								
	<table><tr><th>Number of Units</th><th>Inspection Required</th></tr><tr><td>1-4</td><td>every 3 years</td></tr><tr><td>5-25</td><td>every 2 years</td></tr><tr><td>26 or more</td><td>annually</td></tr></table>	Number of Units	Inspection Required	1-4	every 3 years	5-25	every 2 years	26 or more	annually
Number of Units	Inspection Required								
1-4	every 3 years								
5-25	every 2 years								
26 or more	annually								
HIFC- several properties (13)		05/19/15 provided Technical Assistance							

		1 unit inspection 07/16/15- Agency assumed unit
		08/12/15 desk audit
		09/03/15 on-site tenant reviews
		09/15/15 Roswell units sampling inspections
		Teal review 11/02/15
Habitat Atlanta		Technical Assistance conducted 05/21/15 & 07/2015
Genesis Gardens-Palmetto Preserve Apartments (120)		03/12-13/2015
Habitat North Fulton-several properties (20)		Desk monitoring: April 30, 2015
ANDP – Delowe Village (64)		02/06/15 tenant file review
		09/16/15 windshield
		Inspections 64 units-Feb- Mar 2015
		HUD HOME monitoring visit with HUD staff Mar 16-20 2015
Quality Living Senior Housing/ Quality Living Services, Inc.- QLS Villa Apartments (64)		03/11/15

Tapestry- College Park & Fairburn (2)		07/24/15 College Park property windshield
Africa's Children Fund		09/17/15 windshield
Audits- OMB		Yearly – Obtained and included in project files
Deferred Payment Loans/DPL/Single Family rehab	Client Eligibility	On-going / review of submittal packages-
	Lien Release	On-going (08/01/15) – 2 released 07/22/15 – 1 GUCC 1998 loan released
	Property Eligibility- Window Surveys	Prior to making the awards. 5 loans were completed.

ESG

There were three (3) sub-recipients of ESG funds. These three subrecipients were each monitored once during 2015. There were no issues or concerns found during these monitoring visits.

NSP

Fulton County performs in-depth, limited, remote, on-site monitoring or a combination of monitoring types at least as necessary to ensure that NSP funds are used for authorized purposes in compliance with laws, regulations, and the provisions of any partner agreement and those performance goals are achieved. In general, monitoring will emphasize evaluations of progress, performance, and compliance with applicable regulations and procedural requirements. Monitoring shall encompass compliance with applicable Federal and state laws and regulations, to include but not be limited to: 24 CFR Part 570 (Entitlement Grants Regulations, OMB Circular A-87, OMB Circulars (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," and with OMB Circular A-110, "Uniform Administrative Requirements for Grants and Agreements With Universities, Hospitals and Other Nonprofit Organizations". Performance will be measured against project timetables and objectives specified in contracts or cooperation agreements executed between the County and any sub-recipient, developer and/or Housing Partner. Effective monitoring ensures contractual compliance, highlights areas of concern, and provides assistance as needed. If the identification of problem areas occurs, the NSP staff provides technical assistance to improve performance. Substandard performance as determined by the Fulton County Housing and Community Development Division and the U.S. Department of Housing and

Urban Development will constitute non-compliance with this Agreement.

During this reporting year, the NSP Monitoring Guide was updated and distributed to the Development Partners. The guide referenced the following: Purpose: Each activity, except planning and administrative activities, must benefit - LH 25 and LMMI households

Requirements: Laws and Regulations- elements related to the following: Rules and Regulations, Project Timetable, Type of Activity, Terms and Conditions and Program Requirements: Site Inspections are conducted in two phases

Prior to acquisition, the Development partners submit a request for acquisition request. The County reviews the request and conducts site visits to determine if the unit is eligible based on the County preferred design and appeal, marketability, location, price and estimated Performa of work. After rehabilitation work has been completed: NSP staff ensures that the rehabbed work is to the County's satisfaction.

Budget

Scope of Services/Statement of Work

Reporting Requirements

Reimbursement Requests

Certification:

Record keeping requirements: Documentation for the applicants, demonstrating that they were low-middle to moderate -income and eligible for NSP funding, are contained in each file. The County also maintains both an income eligible worksheet and a certification statement in all project files to certify the applicant's income status and acknowledge that they are eligible for NSP funds.

Property standards: Documentation is in the file indicating that the projects have been inspected. The County includes a certification statement in all project files to certify compliance with the applicable property standards.

1. Process: The basic element of the NSP monitoring strategy is as follows:
 - Pre-monitoring preparation:
 - Conducting the Monitoring:
 - o Notification- Once a date has been set, a formal notification letter including the confirmation of monitoring dates, scope of the monitoring/areas of review, the schedule is sent. Unless there are extenuating circumstances, the letter is sent at least two weeks prior to the monitoring. For remote monitoring, the letter identifies specific information to be submitted by the program participant and a timeframe for submission.
 - o Entrance Conference- The purpose of the entrance conference is to explain how the monitoring will be conducted. and ensures that all staff has a clear understanding of the purpose, scope, and schedule of the monitoring from the very beginning; identify/confirm key program participant staff who will assist during the monitoring; set up or confirm meeting or interview times, schedule physical inspections; verify the programs/activities to be reviewed and, if on-site, how access to files and work areas will be granted.

- o Assessment Process./ Documentation and Data Acquisition:
 - ☐ Staff interviews
 - ☐ Reviewing all relevant records/ file reviews to verify and document compliance and performance. The Exhibit questions are designed to assess and document compliance with program requirements. Document the responses to the questions. The Exhibits form the basis for monitoring conclusions and are supplemented by program participant records copied or reviewed during the monitoring.
 - ☐ Clear written record of the steps followed and the information reviewed during the visit. Documenting any conversations conducted with the program staff, statistics and/or financial figures, on-site inspection of projects, and the written policies that are obtained from the file reviewed.
- o Provide a copy and obtain signatures for the Fulton County NSP Confidentially Statement
- Exit Conference: At the end of the monitoring review, NSP staff conducts an exit conference with the appropriate participant officials or staff to discuss preliminary brief notes conclusions. In part, this serves to confirm the accuracy and completeness of the information used to form the basis for the monitoring conclusions. It may also highlight areas of disagreement/misconceptions or misunderstandings between Fulton County NSP and the participant. Additionally, the Development Partner may clarify or support their position and acknowledge the deficiency and provide an opportunity to report on steps they are already taking to correct the matter
- Monitoring Conclusions: A written record is created detailing the steps followed and information reviewed during the compliance monitoring visit. All conclusions, whether positive or negative are supportable, defensible, and adequately documented. Fulton County uses the following decision categories:
 - An official Monitoring Letter is sent will be mailed within two weeks after the exit conference describing all deficiencies, recommendations for improvements and time frame to reply.

During the reporting year, NSP staff conducted the following:

Project/Activity	Requirement	Dates
Random Site Visit	MF-Stanton Crest	MF windshield surveys 01/12/15 & 09/17/15
Desk Audit	MF-Stanton Crest	Follow up review of possible tenant violation 01/13/15
Desk Audit	Affordability Tracking - SF	Nov 2015 -115 reviewed
Desk Audit	Audits OMB Circular – Development Partners – ANDP, APD Solutions, City of Roswell	Yearly- Aug 2015

All items were addressed and the desk audit closed.

Assessment of Outreach to Minority and Women-Owned Businesses

Fulton County collects information and reports to HUD on the participation of minority and women-owned businesses (MBE/WBE). The level of MBE/WBE participation varies based on the amount and type of the HOME-assisted activity during a reporting period. As stipulated by each Federal program, the County includes in its contract agreements requirements that developers make a good faith effort to involve minority and women owned businesses as contractors and subcontractors when working on federally funded projects. During 2015, Fulton County reported to HUD the total investment of \$281,208.00 in contracts for all federal programs. One hundred (100) percent were completed by minorities. The participation of Section 3 businesses in projects receiving funding through any of the County's consolidated programs is strongly encouraged by Fulton County. The Department of Housing and Human Service staff participated in the County's Vendor Opportunity Day. This event allowed contractors, subcontractors/subconsultants and suppliers who were interested in doing business with Fulton County Government to schedule face to face, one on one meeting with key procurement decision makers from multiple departments. Representatives from other government agencies and professional organizations presented program material and were available for questions. A series of workshops were held simultaneously.

Fulton County Government's internal policy mandates that small businesses, businesses owned by women and businesses owned by minorities have a fair and equal opportunity to participate in the County's purchasing process. Therefore, the Fulton County's Department of Purchasing & Contract Procurement Services Division encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities. The Department offered the following services for vendors interested in doing business with Fulton County Government.

Compliance Webpage. The Webpage offers a wide array of reliable information about the County's procurement process, bid opportunities, how to become certified as a Minority or Woman Business Enterprise (MBE/WBE), web resources, vendor registration, on-line bidding, vendor relations, and training resources.

A directory for Fulton County Minority / Women Business is maintained and updated. The Directory is a tool used to provide a listing of minority and women businesses seeking to do business. The Directory is divided into three major categories; Construction; Service and Wholesale Distributors. Each listing carries the companies name, address, phone number, fax number and e-mail, principal contact, ethnicity as well as a brief description of the good or services they provide.

A Contract Compliance On-Line Application for vendors is available but prior to registering, vendors must register in the County's Vendor Self Service System (VSS). A Contract Compliance On-Line User Manual is also available to provide instructions that will assist business in registering on-line quickly and easily.

Solicits business to become a certified Minority/Female Business by registering in the county's vendor self-service. Prior to registering business through the on-line application, we encourage them to utilize the instructions in the Contract Compliance On-Line User Manual.

A Vendor Guide, "Tap into Business Opportunities with Fulton County Government" is made available. This document is a quick reference of the procurement process, designed to assist vendors in conducting business with Fulton County.

Promotes [Georgia Procurement Registry](http://ssl.doas.state.ga.us/PRsapp/PR_index.jsp) located at http://ssl.doas.state.ga.us/PRsapp/PR_index.jsp: This free web-based advertising site advertise contract opportunities for state and local governments and vendors' full access and equal opportunities to complete for publicly spent dollars.

HAFC also collects information and reports to HUD on the participation of minority and women-owned businesses (MBE/WBE). The level of MBE/WBE participation varies based on availability and distribution of contracts. During 2014, HAFC reported to HUD the total investment of \$0.00 in contracts. There were no major construction contracts done by the HAFC. The participation of Section 3 businesses in projects receiving funding through any of the HAFC's programs is strongly encouraged by the Housing Authority. Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, HAFC encourages that all feasible efforts shall be made to ensure that small and minority-owned businesses, women's business enterprises, and other individuals or firms located in or owned in substantial part by persons residing in the area of the HAFC project are used when possible. Therefore, the HAFC encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities.

Fulton County Government has implemented policies related to LEP communities. Title VI of the Civil Rights Act information including a flyer, brochure, non-discrimination policy, notice to the public and the Title VI Policy is located on the County's website located at <http://fultoncountyga.gov/fccm-title-vi>. All Fulton County correspondence is formatted with information related to requesting an alternative format with contact information for such requests.

An email was sent to all County staff in the Housing and Human Services Department inquiring about any other languages that staff were proficient in. A link has been placed on the employee portal for all Fulton County staff for translation services provided by staff members.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

During the calendar year, Fulton County notified citizens and all participating municipalities of the availability of the Consolidated Plan as adopted, any amendments and/or its associated performance reports (Annual Action Plan & CAPER), as these documents are developed, to afford citizens a reasonable opportunity to examine their content. [24 CFR 91.105(b)(2)(iv)]. Successful notifications occur through the following different types of media outlets:

- The Draft 2015 CAPER was made available for review at the following locations beginning March 10, 2016:
 - Fulton Co Government Website: <http://www.fultoncountyga.gov/divisions-and-programs/housing-and-community-development>
 - Fulton County Housing and Human Services, 137 Peachtree Street, SW, Suite 300, Atlanta, GA 30303
 - Atlanta-Fulton County Main Library (Central Library), 1 Margaret Mitchell Square, S.W., Atlanta, GA 30303
 - Alpharetta Public Library, 238 Canton Street, Alpharetta GA 30004
 - South Fulton County Service Center, 5600 Stonewall Tell Rd., College Park, GA 30349
 - Southwest Regional Public Library, 3665 Cascade Rd., S.W., Atlanta, GA 30331

- North Fulton Service Center, 7741 Roswell Rd., Atlanta, GA 30350
- East Point Branch Library, 2757 Main Street, East Point, GA 30344
- College Park Library, 3647 Main St College Park 30337
- South Fulton Library 4055 Flat Shoals Road, Union City, GA 30291
- Fairburn Branch, 60 Valley View Drive Fairburn, GA 30213
- Fulton County Government Service Center, 5440 Fulton Industrial Boulevard, Atlanta, GA 30336

During the calendar year, Fulton County provided technical assistance to Fulton County citizens, particularly to very low, low- and moderate-income persons, who requested such assistance in developing project proposals or who requested other information (compliance requirements, program performance, funding information, etc.) covered by the Consolidated Plan.

- March 5, 2015, staff conducted two (2) Application Preparatory Workshops concerning funding availability and Request for Proposals for CHDO and HOME funds. Completed applications were due May 28, 2015.
- March 10, 2015, two 2-hour Fair Housing Training Workshops were conducted on housing law and programs available to Fulton County residents.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

In program year 2015, there were no changes to Fulton County's program objectives nor any changes to its programs as a result to any event or experience.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

- Concerted efforts continued to be made to inform local governments, nonprofits, for-profit developers, public housing authorities and others about the affirmative marketing requirements of all the federal funded programs.
- Fulton County monitors the implementation of any Affirmative Marketing Plans developed by HOME recipients to ensure full compliance with the County's affirmative marketing goals. Fulton County conducts routine site visits to funded projects. An integral part of the visit is the on-site review of documentation of the project's participation in the Affirmative Marketing Plan. Documentation is required and submitted to confirm that the required marketing efforts are taking place.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

All of Fulton County Housing and Community Development programs are designed to serve all Fulton County Citizens including the underserved, children and youth, economically disadvantaged, elderly, seniors, female headed households, homeless, those threatened with homelessness, all ethnicities, minorities, all special needs populations. Other supported programs promote other community amenities which add to the quality of life. All recipients of federal program funding are mandated to collect beneficiary information. This collection of data allows the County to verify the level of services, calculate those that are served, measure progress of which we are serving and refine programs and services based on the data analysis. All programs and services offered under the County's HOME Program are directed at providing and maintaining safe, decent, and sanitary affordable housing. Additionally, the program continued to focus on four principal areas: Homeownership, Tenant Based Rental, Community Housing Development Organizations (CHDOs)/Rental Development; Housing Rehabilitation with loans to promote the improvement for low and very low-income families and rental assistance through a contract with the Fulton County Housing Authority to avert homelessness. In addition funding beyond the scope of the three HUD formula programs covered by the Consolidated Plan assist in fostering and maintain housing.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	FULTON COUNTY
Organizational DUNS Number	133894167
EIN/TIN Number	586001729
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms.
First Name	Linda
Middle Name	
Last Name	Callaway
Suffix	
Title	Community Development Manager

ESG Contact Address

Street Address 1	137 Peachtree Street, SW
Street Address 2	Suite 300
City	Atlanta
State	GA
ZIP Code	30303
Phone Number	4046138087
Extension	
Fax Number	
Email Address	Linda.calaway@fultoncountyga.gov

ESG Secondary Contact

Prefix	Ms
First Name	Linda
Last Name	Callaway
Suffix	
Title	Community Development Manager
Phone Number	4046138087
Extension	
Email Address	linda.callaway@fultoncountyga.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2015
Program Year End Date	12/31/2015

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: North Fulton Community Charities, Inc

City: Roswell

State: GA

Zip Code: 30076

DUNS Number: 05-8664884

Is subrecipient a victim services provider: No

Subrecipient Organization Type: 501c3

ESG Subgrant or Contract Award Amount: \$76,046.50

3b. Subrecipient or Contractor Name: LIFT Community Development Corporation, Inc.

City: College Park

State: GA

Zip Code: 30349

DUNS Number: 09-6372664

Is subrecipient a victim services provider: No

Subrecipient Organization Type: 501c3

ESG Subgrant or Contract Award Amount: \$76,046.50

3c. Subrecipient or Contractor Name: The Salvation Army Red Shield Services

City: Atlanta

State: GA

Zip Code: 30313

DUNS Number

Is subrecipient a victim services provider: No

Subrecipient Organization Type: 501c3

ESG Subgrant or Contract Award Amount: \$100,000.00

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	944
Children	813
Don't Know/Refused/Other	
Missing Information	
Total	1757

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	451
Children	514
Don't Know/Refused/Other	
Missing Information	
Total	965

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	228
Children	103
Don't Know/Refused/Other	
Missing Information	
Total	331

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	944
Children	813
Don't Know/Refused/Other	
Missing Information	
Total	1,757

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	804
Female	952
Transgender	1
Don't Know/Refused/Other	
Missing Information	
Total	1,757

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	506
18-24	103
25 and over	1,148
Don't Know/Refused/Other	
Missing Information	
Total	1,757

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	29	0	0	12
Victims of Domestic Violence	24	0	0	21
Elderly	24	0	0	6
HIV/AIDS	13	0	0	13
Chronically Homeless	102	0	0	97
Persons with Disabilities:				
Severely Mentally Ill	56	0	0	54
Chronic Substance Abuse	43	0	0	42
Other Disability	207	0	1	57
Total (unduplicated if possible)	498	0	0	302

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	74
Total Number of bed - nighths available	367
Total Number of bed - nights provided	17,709
Capacity Utilization	70%

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Fulton County served as the collaborative applicant for the GA 502 – Fulton County Continuum of Care. In partnership with the CoC governance body, it oversees and administers the local NOFA process for HUD’s McKinney/Vento Act which offers Federal assistance to homeless providers. A broad range of stakeholders participate in the CoC, including local and state governmental agencies, non-profit and faith based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. In addition, the CoC works with community stakeholders to oversee the existing continuum of care for homeless services and works collaboratively to create and facilitate a planning process to address the ongoing challenges of homeless intervention programs and homeless prevention strategies. As part of this effort, the CoC gathers and studies census data, Annual Progress Reports- (APR), Annual Housing Assessment Report-AHAR, Housing Inventory, and client service data, and population statistics through the Homeless Management Information System (HMIS). The Collaborative meets regularly throughout the year with both called and scheduled meetings.

Fulton County has adopted a continuum of care approach to address the needs of its homeless and special needs population. The county’s vision to combat homelessness and assist persons with special needs requires that the root economic causes of homelessness (insufficient numbers of decent, safe, and sanitary low-cost housing units combined with limited financial capacity) and individual obstacles (chemical addictions, mental illness, and developmental disabilities) be addressed.

Fulton County maintains a significant community role in the ongoing fight against homelessness. Through its Human Services Grant Program, funding was awarded to homeless service organizations throughout the county. The Human Services Grant program is a competitive process whereby nonprofit organizations, located in and serving residents of Fulton County, are eligible to receive supportive funding for established programs. Priority funding categories are established in an effort to direct funds in the greatest area of need. Staff provides a technical review of all applications and forwards all eligible applications to the Human Services Coordinating Committee for final review and funding recommendations. The Board of Commissioners receives a grant recommendation package and makes all final

grant awards. In addition, the county through the Human Services Grant program supports various transitional housing programs throughout Fulton County. Such programs offer transitional housing and supportive services to homeless men, women, and families.

The county addressed these issues by supporting projects to help combat the causes of homelessness, and through funding public and non-profit organizations that provide services that assist individuals in achieving self-sufficiency. The following are areas of focus for the Continuum of Services:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

The homeless housing/shelter programs located in Fulton County. (Outside the City of Atlanta) are as follows:

II. Emergency Shelters

- Another Chance operates an emergency shelter for single females located in South Fulton County. This shelter has a bed capacity of eight (8).
- The Partnership Against Domestic Violence operates an emergency shelter for battered women located in South Fulton County. This shelter has a bed capacity of forty-one (41).
- The Drake House operates an emergency shelter for females with children located in North Fulton County. This shelter has a bed capacity of fifty-four (54).

Fulton County's ESG Program Goals are consistent with and support HUD Performance Goals. The goals are:

1. Reduce lengths of homeless episodes
2. Reduce new and return entries into homelessness
3. HMIS participation/Data Quality
4. Increase availability of existing beds

The ESG program has two components: homeless assistance and homeless prevention. Eligibility for homeless assistance services is limited to persons who meet HUD's definition of homeless, while eligibility for homeless prevention services can be provided to persons at imminent risk of becoming homeless. A homeless person can be defined as "someone who is living on the street or in an emergency shelter."

The three subrecipients who received ESG funds in 2015 were North Fulton Community Charities, Inc., the Salvation Army, Inc., and LIFT CDC, Inc. The following scoring system was used for the ESG Program, and was used to determine whether or not a subrecipient met objectives and outcomes for the ESG program.

Factor	Points
1. Program serves “hard to serve” homeless population	35
2. Reduce length of homeless episodes and new and returned entries into homelessness	40
3. HMIS participation/Data Quality	15
4. Increase availability of existing beds	10
Total Points Available	100

The points received by each ESG subrecipient is displayed in the table below.

Subrecipients	Points Scored
North Fulton Community Charities, Inc.	80
LIFT, CDC, Inc.	95
Salvation Army, Inc.	100

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			\$63,065.65
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$10,980.85
Subtotal Homelessness Prevention	\$0	\$0	\$74,046.50

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			\$4,325.36
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$5,893.43
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$7,596.42
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$58,425.24
Subtotal Rapid Re-Housing	\$0	\$0	\$76,240.45

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	\$0	\$0	\$100,000.00
Operations	\$0	\$0	\$0
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$0	\$0	\$100,000.00

Table 25 – ESG Expenditures for Emergency Shelter**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach	\$0	\$0	\$0
HMIS	\$0	\$0	\$0
Administration	\$0	\$0	\$20,459.00

Table 26 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015
	\$0	\$0	\$270,745.95

Table 27 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$0	\$135,373.00
Private Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$0	\$0	\$135,373.00

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
	\$0	\$0	\$270,745.95

Table 29 - Total Amount of Funds Expended on ESG Activities